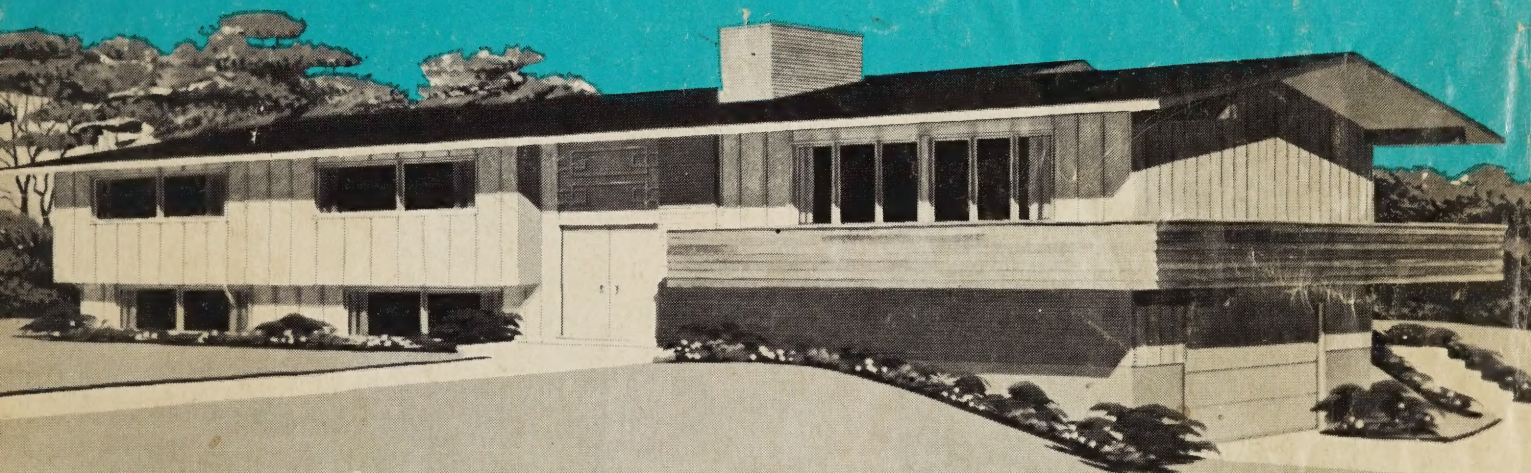


CUSTOMIZED • FLEXIBLE • ECONOMICAL



EDSON G. PAPPIN
832 HINSDALE ROAD
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ARBOR HOMES

BUILT BY THE LEADING MANUFACTURER
OF QUALITY HOMES IN THE EAST

*what
makes*

**ARBOR
HOMES**

*SO
unusual
?*

An Arbor Home is many things. It is a customized home. A flexible home. A home designed to meet your needs, present and future. An Arbor Home is a precision engineered home. A do-it-yourselfer's dream home. An economical home with a high mortgage allowance and a good resale value.

Most important, an Arbor Home is a well-designed, well-built home in which your family will live, grow and share many pleasures.

In these pages you will find complete, to-the-point answers to many typical home-seeker questions. And, if any questions go unanswered here, we would greatly appreciate your calling them to our attention.



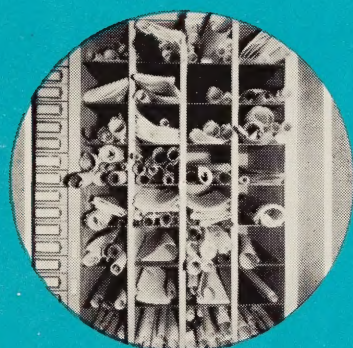
10-
9/2/82

Arbor Homes are precision-engineered in our brand new, modern, well-equipped Waterbury, Connecticut plant. Here, the finest building materials arrive from the best known national manufacturers. Here, wall sections, flooring, doors and every necessity for the well-built home takes form. Here, too, is where the cost of your Arbor Home is determined—and kept low. Arbor Homes, you see, are produced according to tested, proved efficient scientific methods. The equipment used to build your new home does a far better job than ordinary hand carpentry—at a far less cost. The people behind that equipment are specialists who have built thousands of homes.

Then, too, because Arbor Homes builds in volume, we purchase in volume. Building materials are bought directly at the lowest quantity discount prices. The standard middleman's profit becomes part of your savings.

The scenes on these pages will give you a good example of (1) the quality of Arbor Homes; (2) the skill with which they are built; and (3) the great savings passed on to you.

*this is where your **ARBOR HOME** begins*



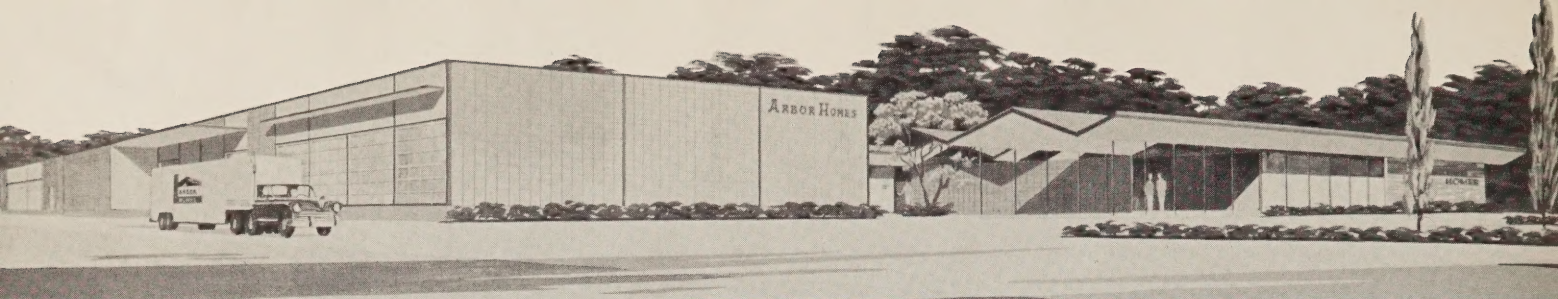
Arbor Homes has a most extensive library of plans to choose from. It includes every basic type of dwelling and interesting variations may be made to personalize your home to your individual requirements. If you wish, we will custom design your home to your specifications, using pre-engineered units that assure tremendous savings. After your plan has been selected, Arbor Homes will arrange liberal mortgage financing tailored to your individual needs.



A small part of the 3-acres of factory workspace where Arbor Homes are pre-engineered with accuracy, precision and economy not possible with homes built on the site.



This house nailer is the first of its kind. It enables one operator to frame all the exterior and interior partitions for a house in a matter of minutes . . . and better than the most skilled carpenters could do it.



THE COUNTRY'S FINEST HOME- BUILDING PLANT



AVERY LIBRARY
COLUMBIA UNIVERSITY

ARBOR HOMES' superb new facilities in Waterbury, Conn. are built on a commanding 7-acre site, of which a full 3 acres are devoted to manufacturing and storage. In addition, there are huge office areas and an imposing Exhibition Hall where manufacturers of the nationally-known, nationally-preferred products used in Arbor Homes have the opportunity to display their wares.

But it's what's inside the manufacturing area that makes the difference in quality and cost to the home buyer . . . for this is one of the most advanced examples of automation in this or any other industry. There are machines almost a block long especially designed and built by Arbor Homes and consulting engineers to produce building units with greater precision and at lower cost. Two of the most advanced prototype machines which herald a new era in housing manufacture are:

THE AUTOMATIC HOUSE NAILER, the first such machine in existence, makes it possible for one machine operator to frame all the exterior and interior partitions for a house in a matter of minutes. Assisted by a loader who feeds the machine precision studs, the operator moves and nails these components with the use of pneumatic power. Each stud is nailed into a preset plate and shoe with four perfectly set spikes in 10 seconds and then proceeds down a pneumatically activated assembly table to receive window headers which are also automatically nailed into place. The partition or wall section is then placed into perfect square and level by pneumatic clamps. The exterior plywood sheathing is then applied, using power-activated guns that drive and counter-sink the fasteners . . . in a matter of minutes.

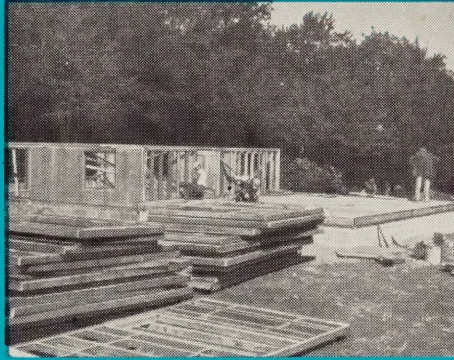
AUTOMATIC RAFTER CUTTER. Until the advent of this pneumatically activated unit, each rafter had to be cut a total of 5 individual times before it was ready to be used in roofing a house. With one operator handling the electronic controls, as many as 800 rafters per hour can be precision cut. This advanced automation is achieved by high speed saws which move in fixed patterns, making all the cuts with complete accuracy and uniformity.

In addition, there are power nailers, power staplers, power saws and "gang" saw set-ups. For faster, more economical erection doors are shipped pre-hung, windows are precision made and quality controlled, all gables are pre-engineered, production line methods apply throughout. All of this, combined with the finest materials available, give you a better home for less money.

this is how your **ARBOR HOME** *is erected*



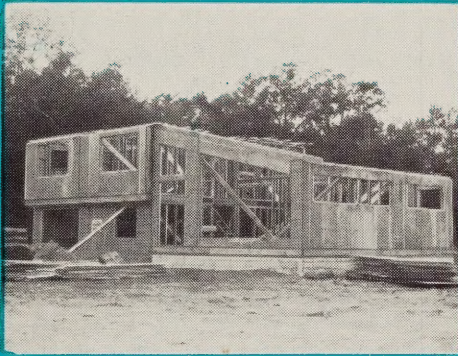
A.



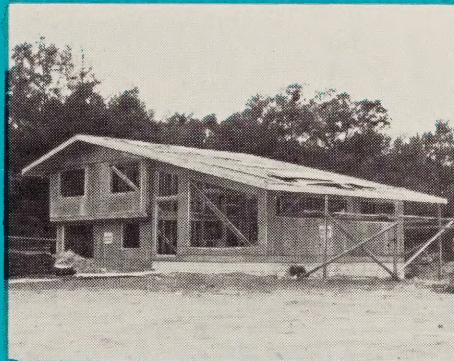
B.

A. Your foundation has been prepared and all the necessary materials delivered to the site. The specially trained and equipped Arbor Homes erection crew now goes to work.

B. Floor joists are ready and sections of the preconstructed walls are up. All window and door openings have been precision framed.



C.



D.

C. All the walls are up and ready for roof-supporting rafters that have been cut with complete accuracy on our phenomenal automatic rafter cutter.

D. The roof is on . . . now the shell is complete . . . ready for doors and windows. It will be made weather-tight and all carpentry materials needed for completion, are delivered as needed.



E.

E. And here is your completed Arbor Home . . . as fine a home as money can buy. This, incidentally, is the Arbor Homes Royalton . . . Contemporary Split Level — attractive, spacious, wonderfully livable. And like all Arbor Homes, it gives you most for your money.

there are only
3 STEPS
to owning an
ARBOR HOME



*step
number*

1

Visit your local Arbor Homes representative who can—and will—show you a vast library of famous-designer plans. These designs, incidentally, would be extremely expensive if you were to commission the designers themselves. Arbor Homes spreads out the cost of these fine designs over many homes, thus keeping individual home costs low.

*step
number*

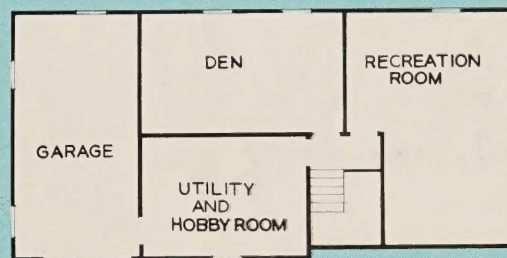
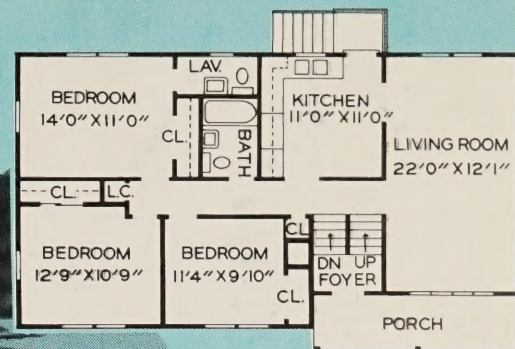
2

After selecting the Arbor Home of your choice, sit back and watch as we erect the shell. Often we may do so in one day. A trained crew completes the exacting task of shell erection which is the "heavy" and hard part of building a home. We leave the shell completely ready for finishing . . . and supply the carpentry materials needed to do the job. Then comes . . . the finishing. This you may do yourself under the supervision of an Arbor Homes specialist . . . or, in some areas, your Arbor Homes dealer will complete your home if you wish.

*step
number*

3

You may either finish the home yourself, acting as your own contractor and saving thousands of dollars—or we can arrange for the completion of your home according to your wishes. In either case, you will soon be living in a well-designed, well-built home customized to your family's needs. Your home-buying cost will be small, your mortgage terms will be favorable; resale value will stay high.



Size: 46' x 30'; 1100 sq. ft. on upper level.

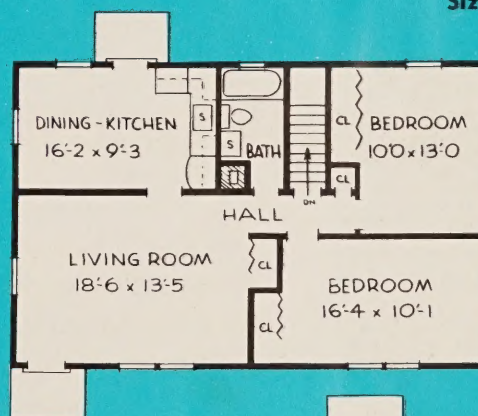
THE *Westbrook* HI-RANCH

The gracious Colonial facade reveals the double value — double space of this Double Level Ranch Home. The 1100 sq. ft. of living area on the raised living level is effectively doubled by the optional Activity Level with its Recreation Room, Den, Hobby Room and spare Guest Room.

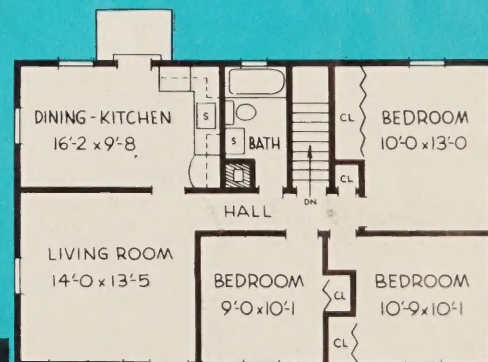
THE *Lancer* RANCH

Only ARBOR HOMES could build this well planned, spacious home at so modest a price. Its adaptability to a 2 or 3 bedroom design marks this as an ideal economy choice for newlyweds, small families, or as a retirement home.

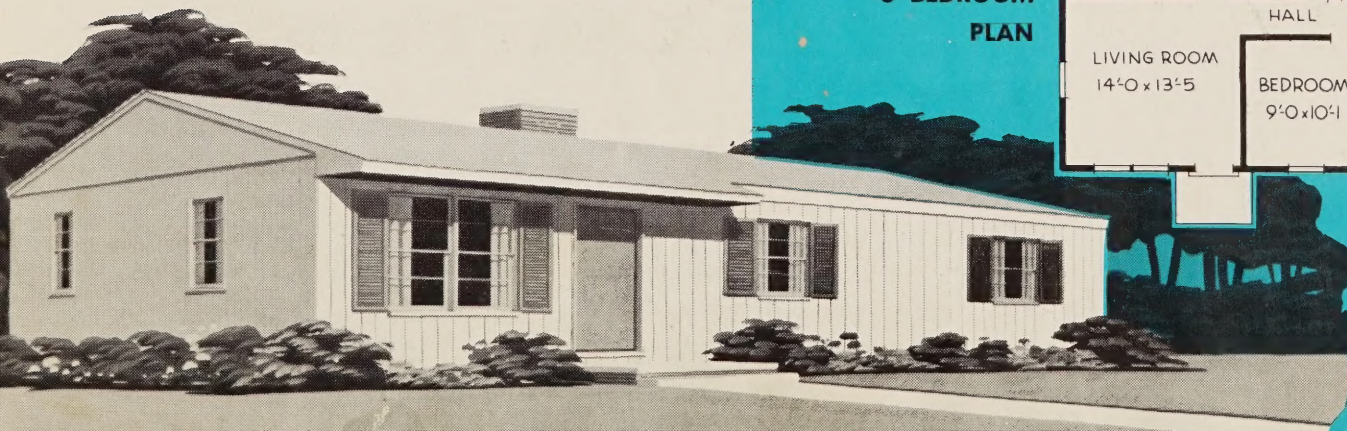
Size: 38' x 24'; 912 sq. ft.

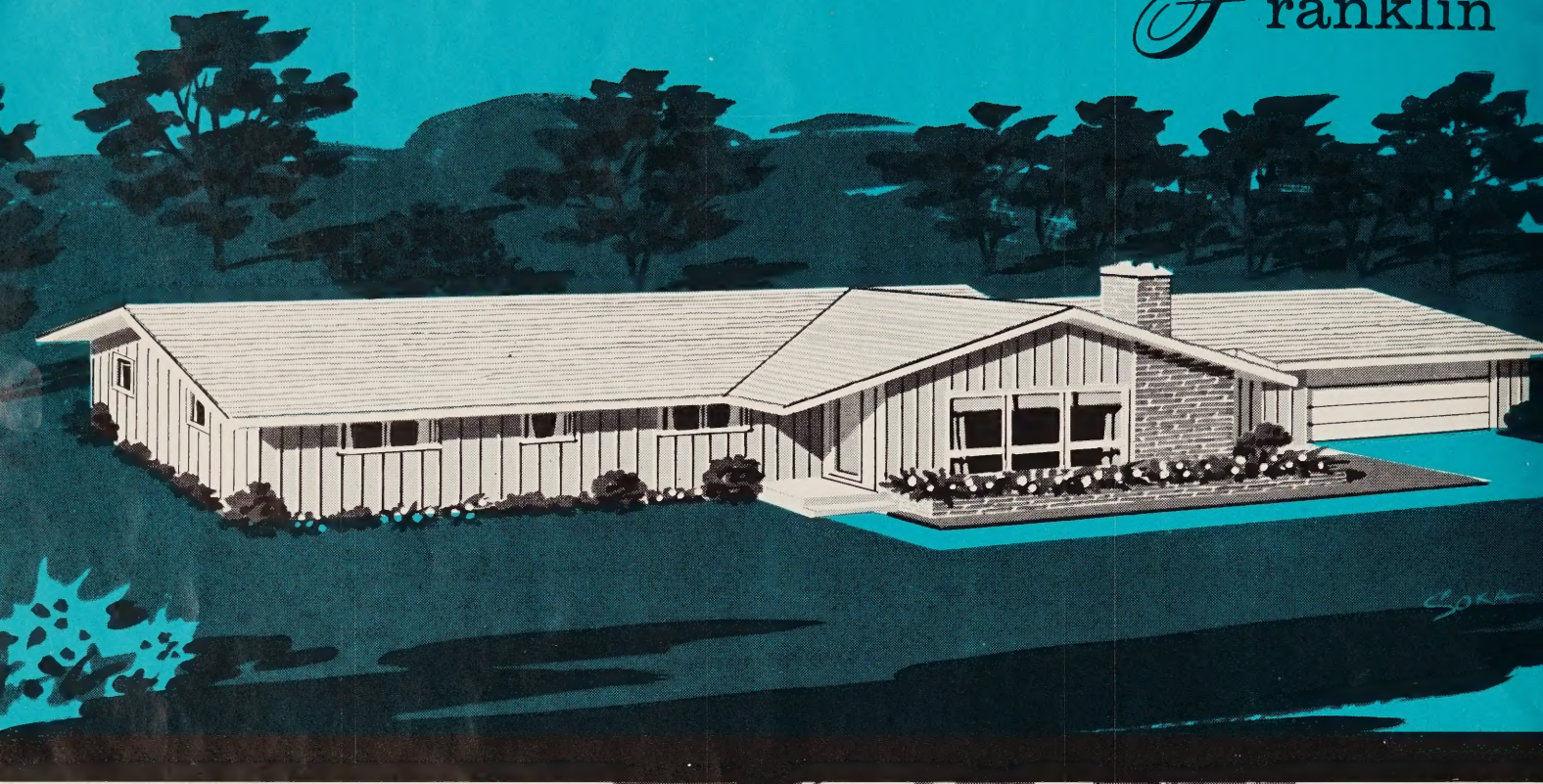


**2 BEDROOM
PLAN**



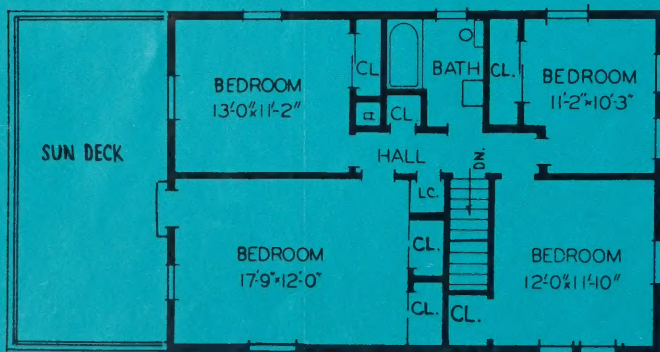
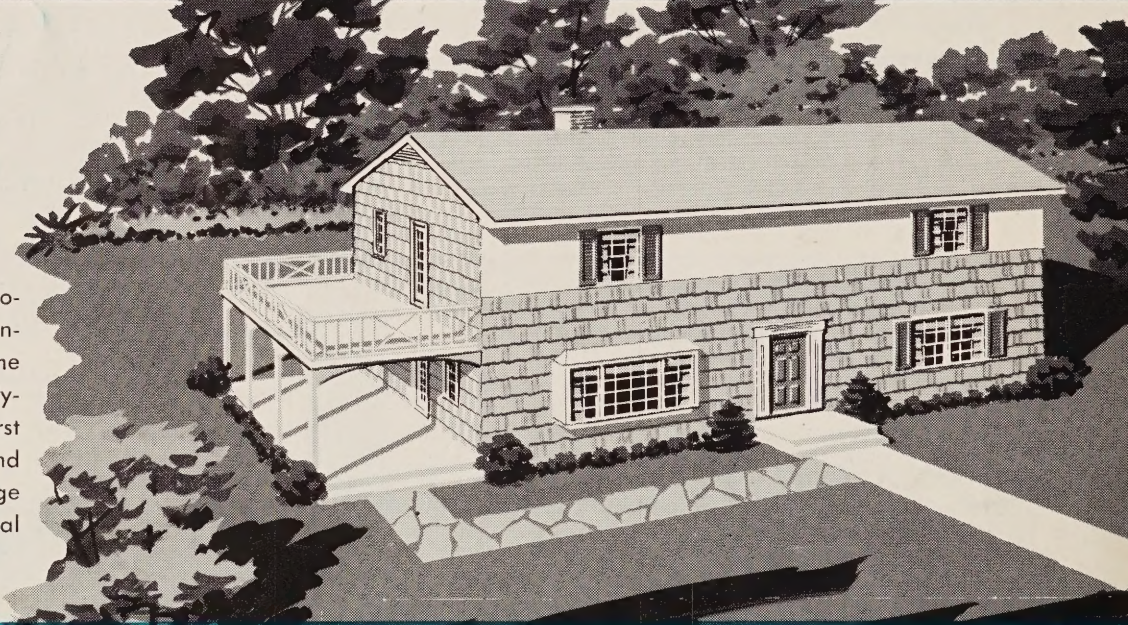
**3 BEDROOM
PLAN**



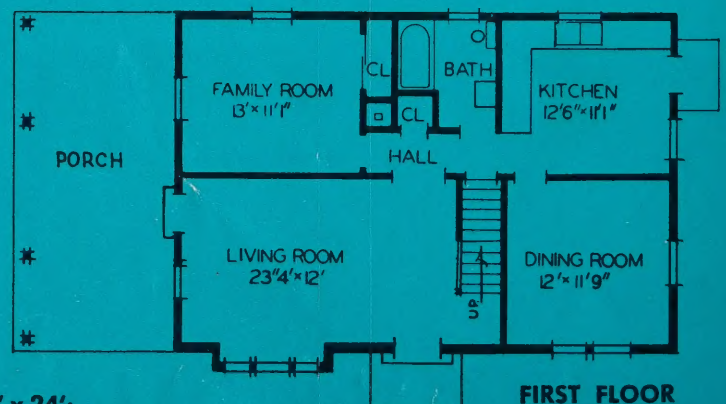


Cedarcrest

Here's an up-to-date version of the two-story, Colonial that has resumed tremendous favor. It is a gracious, spacious home with three or four bedrooms and a rarely-found profusion of closet space. The first floor is designed for perfect living and entertaining with its living room, large family room, country kitchen and formal dining room.



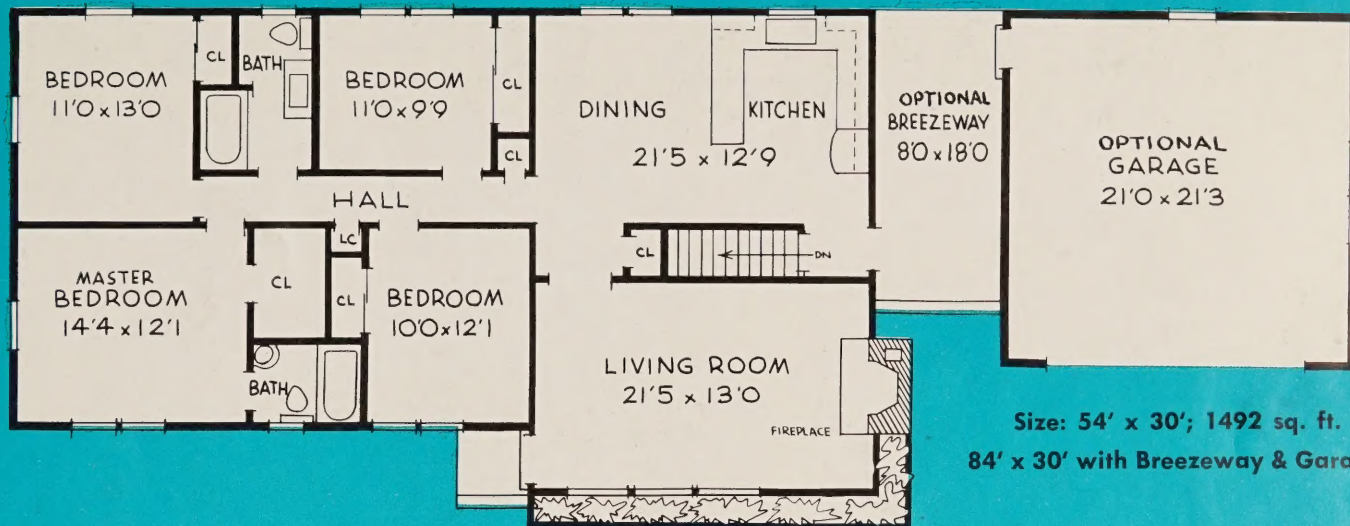
SECOND FLOOR



FIRST FLOOR

Size: 1st floor 36' x 24';
2nd floor 36' x 24'; 1728 sq. ft.

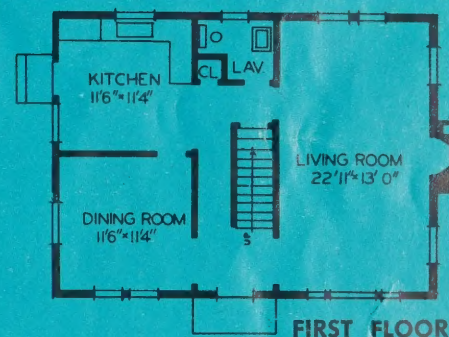
This magnificent model would be outstanding in the finest estate community. It sweeps to a breathtaking 84' frontage... a frontage made all the more dramatic by the lavish use of stone as siding and to make an attention-compelling planter. Behind the sleek, low silhouette is a wonderfully livable layout that encompasses four bedrooms, 2 full baths, a large living room with wood-burning fireplace and a huge kitchen-dining area... then on through the optional breezeway to a two-car garage. Truly a ranch to conjure with!



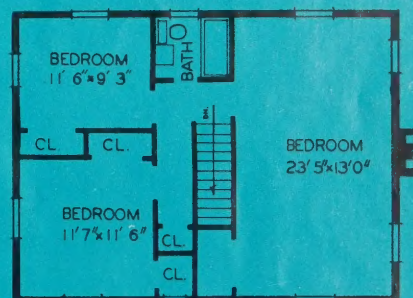
Size: 54' x 30'; 1492 sq. ft.
84' x 30' with Breezeway & Garage

Fairfax

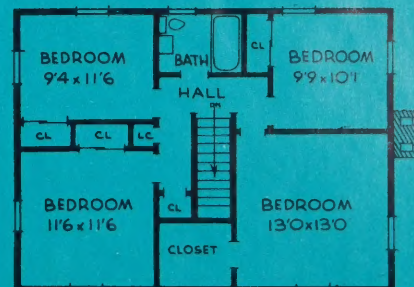
The friendly charm of a two-story design has brought this type of home back into strong popularity. The Arbor Homes version has a true center hall and space galore for all your needs. Other highlights are a magnificent master bedroom (or it can be divided to give you an extra bedroom)... a gigantic living room with brick fireplace... extra lavatory on the first floor... kitchen with dinette area and closet space unlimited.



FIRST FLOOR



SECOND FLOOR



ALTERNATE 4-BEDROOM DESIGN

Size: 1st floor 32' x 23'-6"
2nd floor 32' x 24'; 1520 sq. ft.



1200 sq. ft.

PLAN

ROOMS:

- PORCH: 23'0" x 13'0"
- LIVING ROOM: 23'0" x 13'0"
- DINING ROOM: 13'0" x 10'1"
- KITCHEN: 16'5" x 10'1"
- BREAKFAST ROOM: 10'0" x 10'0"
- BEDROOM: 11'6" x 13'0"
- BEDROOM: 11'6" x 13'0"
- BEDROOM: 15'7" x 15'4"
- BATH (Main)
- BATH (Master)
- HALL
- CLOSET (Coats & Shoes)
- CLOSET (Linen)
- CLOSET (Bedroom 1)
- CLOSET (Bedroom 2)
- CLOSET (Bedroom 3)

FEATURES:

- FIREPLACE (in Living Room)
- STAIRS (to basement)
- W.C. (Water Closet)
- CL. (Closet)
- LC (Linen Closet)
- SHOWER (in Master Bedroom Bath)
- STOVE
- SINK
- REF. (Refrigerator)
- DISHWASHER

**ARBOR
HOMES**

Concord

FIRST FLOOR

BEDROOM
12'9" x 9'3"

BEDROOM
12'9" x 11'7"

BATH

KITCHEN
10'0" x 11'6"

LIVING ROOM
18'4" x 11'7"

HALL

CLOSET

CL

CL

REF

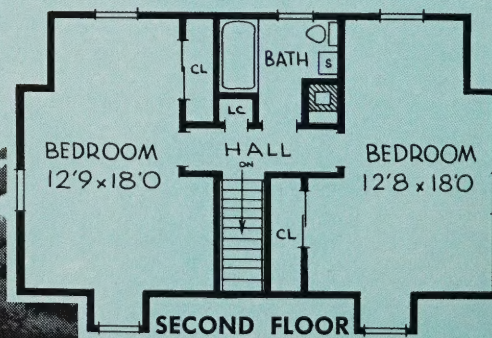
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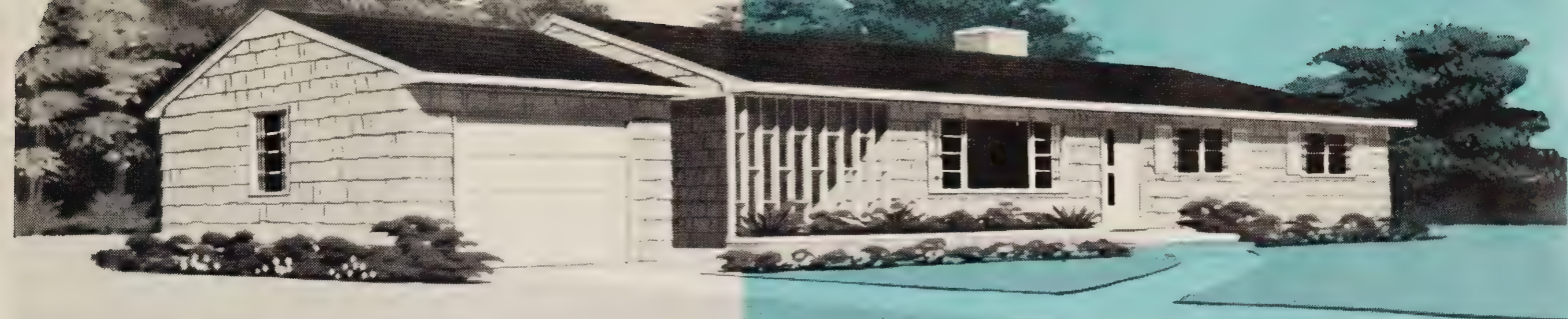
TOILET

DOWN

UP

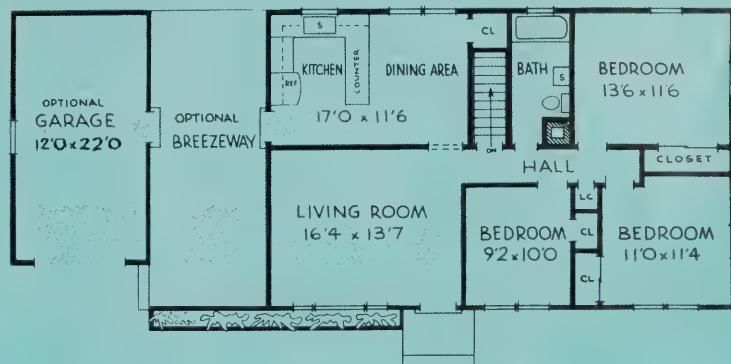


BEDROOM
12'9" x 18'



Wolcott

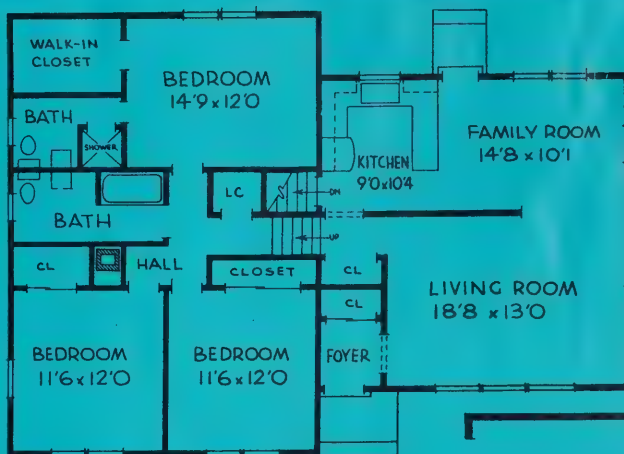
Discriminating people who do not allow their good taste to be confined by their budget will be quick to appreciate the intrinsic worth of this economy model. The inspired layout creates a feeling of spaciousness that is enhanced by a 26' sweep in the living-dining area, three bedrooms and a step-saver kitchen with easy access to living room or dining room. May be had with charming bow window with built-in seating.



Size: 40' x 26'; 1040 sq. ft.

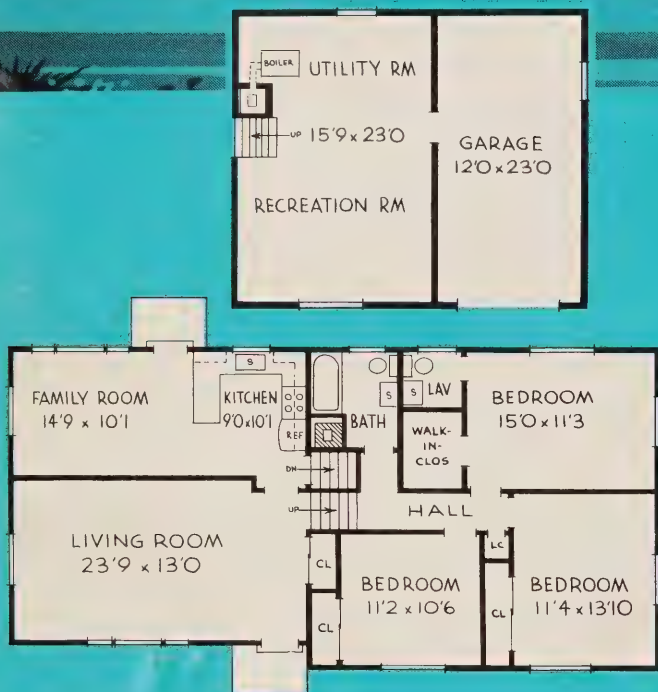
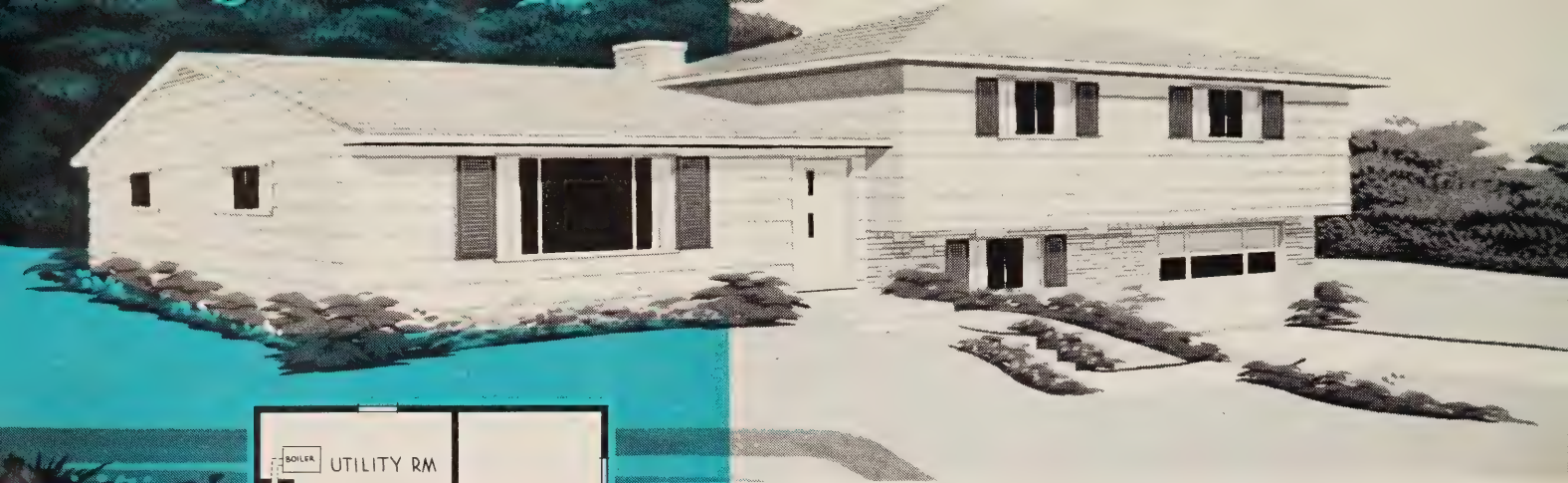
Lexington

Contemporary design at its brilliant best . . . in a tri-level split attuned to the family's needs. Three tremendous bedrooms with a walk-in closet in the master and two baths comprise the sleeping level. Below it is a guest-closeted foyer, living room and a science kitchen and large family room with their own entrance. Beneath it all . . . an oversized garage, recreation room and furnace room.



Size: 48' x 34'; 1392 sq. ft.





Size: 52' x 26'; 1304 sq. ft.

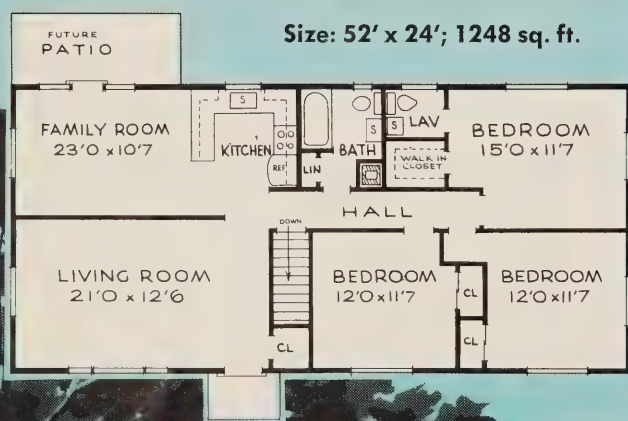
IMPERIAL SPLIT

Like its sister models; the Imperial Split gives you a tremendous amount of home for your money. Three huge bedrooms and a bath-and-a-half are situated for complete privacy above a very large living room and a kitchen and family room with their own rear entrance. The utility room and laundry area are on the lower level, together with a garage and optional recreation room.

THE

Imperial GROUP

QUALITY • SIZE • ECONOMY



Size: 52' x 24'; 1248 sq. ft.

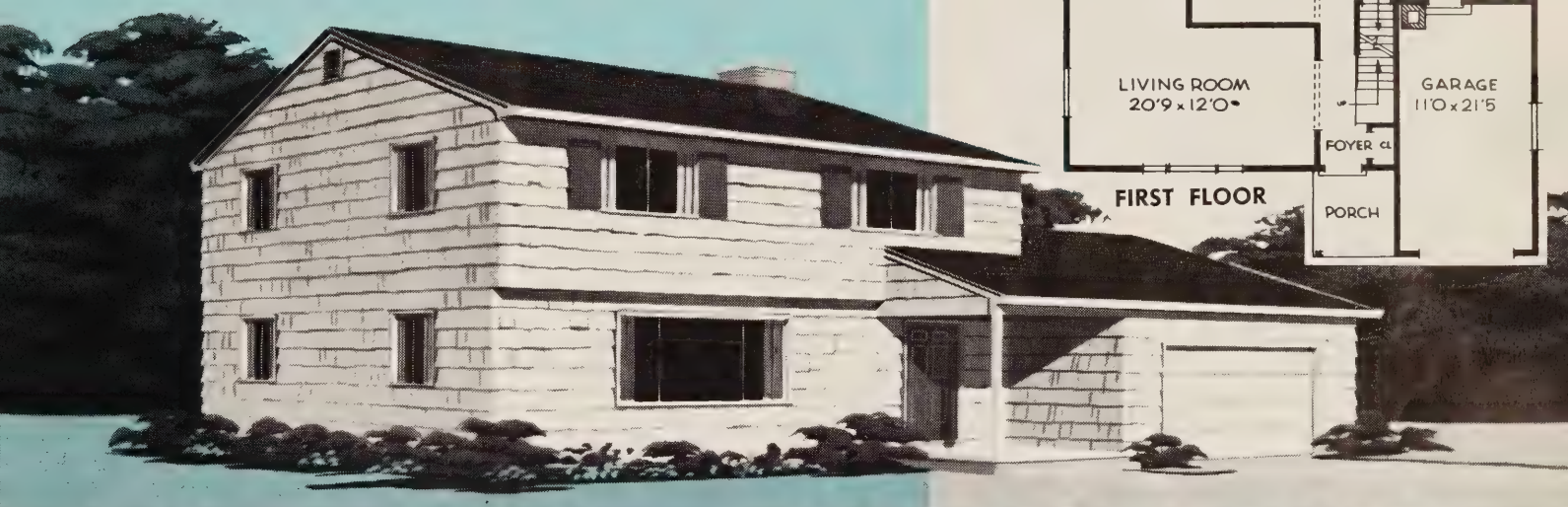
IMPERIAL RANCH

The name is justified! Here's an imposing 52' wide ranch. Living space? A wondrous 1248 square feet. The kitchen-family room is imperial-sized — with rich Luan Mahogany panelling. The bedrooms — all are large enough for full suites or twin beds. And dollar for dollar, the Imperial stands tall — America's finest home value!



COLONIAL IMPERIAL

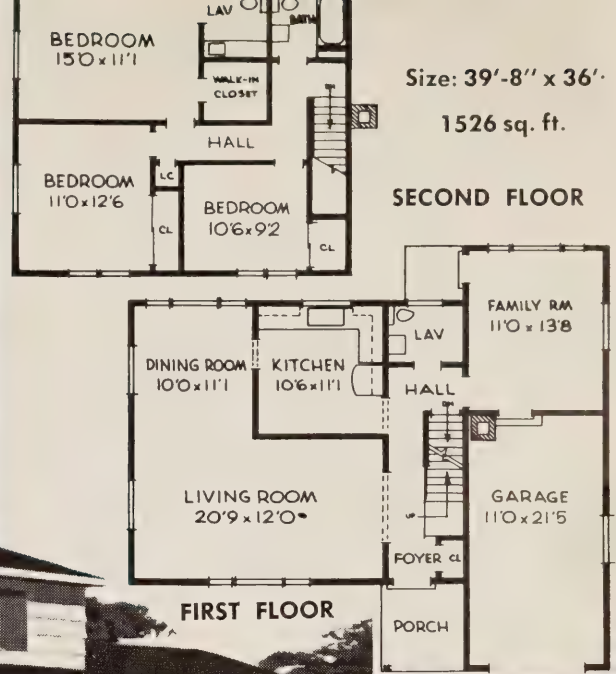
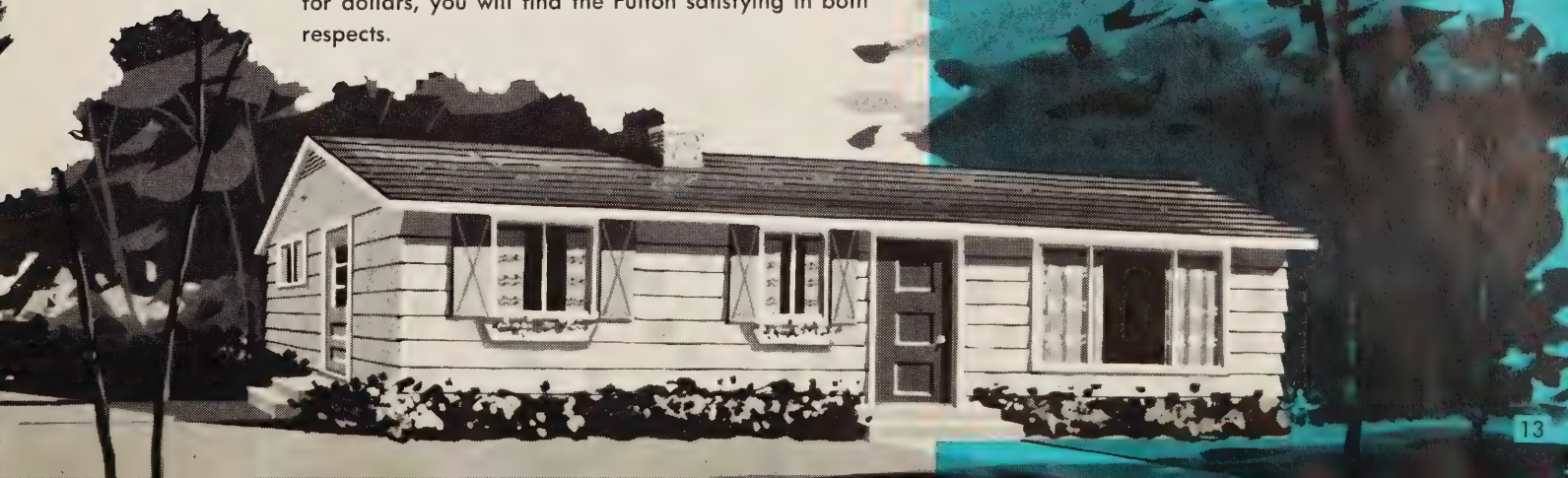
Here, the economy and beauty of the Imperial group are interpreted in a Colonial model of amazing size and distinction. Entering through a gracious foyer with guest closet, an imposing living-dining area greets you and there's a huge country kitchen and powder room. Upstairs, there are three cross-ventilated bedrooms, tremendous closets and a bath-and-a-half. The optional garage and family room provide the final note of perfection.



THE IMPERIAL GROUP truly reflects years of devotion to a single purpose . . . to produce as fine a home as money can buy and price it well within the reach of the average family. It is the **ARBOR HOMES Economy Group** . . . but the economy prices in no way reflect on the maximum quality of construction, the imposing sizes, the superb designs. Here is proof positive that **ARBOR HOMES** give you most for your home-buying money!

FULTON RANCH

Here's proof an economy home can also be a luxurious home. The Fulton, combines line simplicity, living space abundance and thrift-mindedness. There are three bedrooms, 200 square feet of living room, an enormous (140 square feet) kitchen, and plenty of closets. If you stubbornly refuse to compromise luxury for dollars, you will find the Fulton satisfying in both respects.



Size: 40' x 24'; 960 sq. ft.

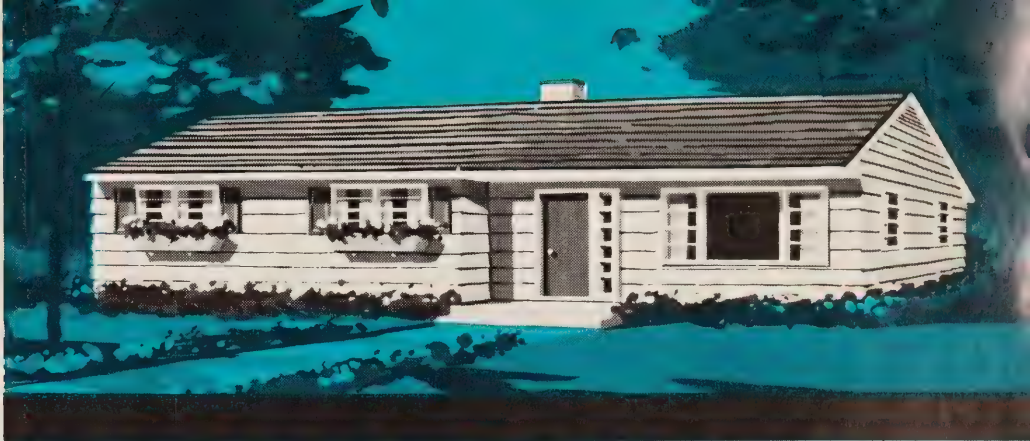


ROYALTON SPLIT LEVEL

THE *Royalton* GROUP



Size: 46' x 24'; 1060 sq. ft.



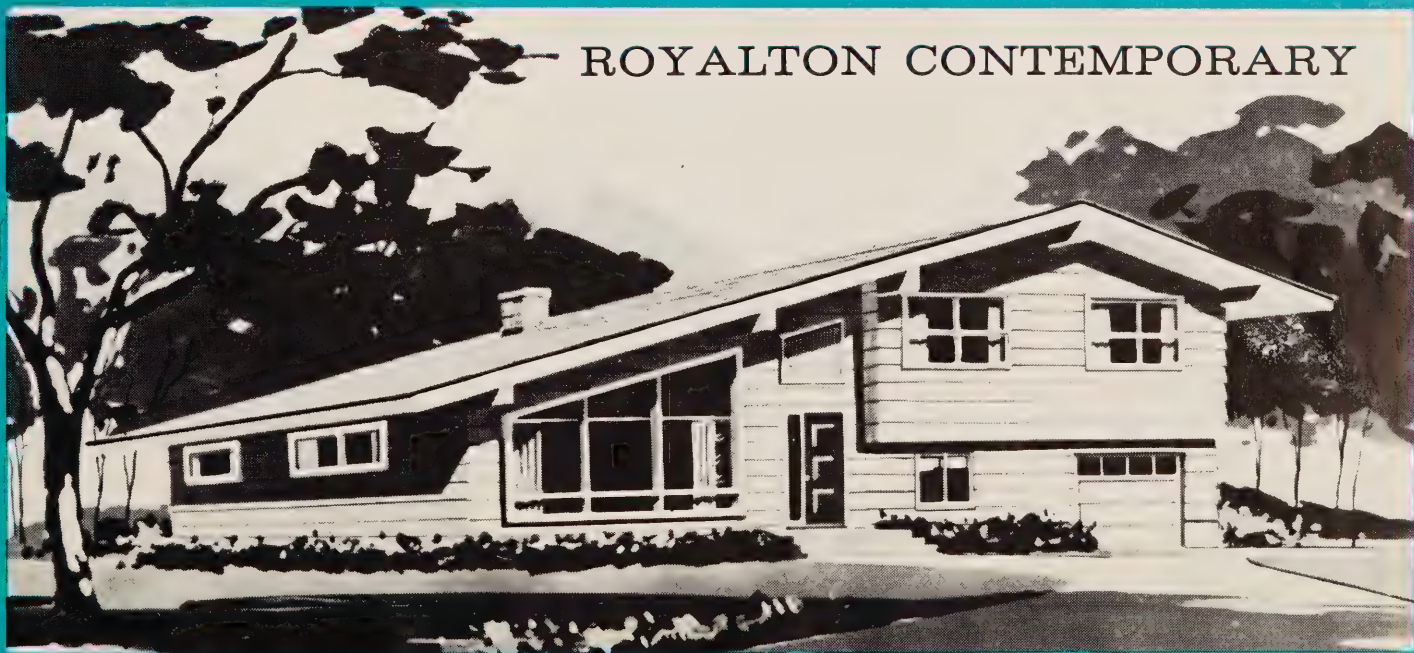
ROYALTON RANCH



Size: 46' x 24'; 1060 sq. ft.

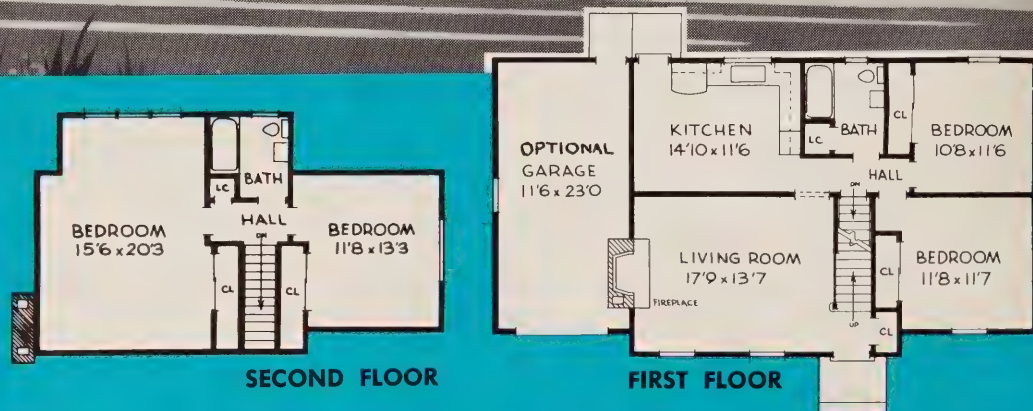
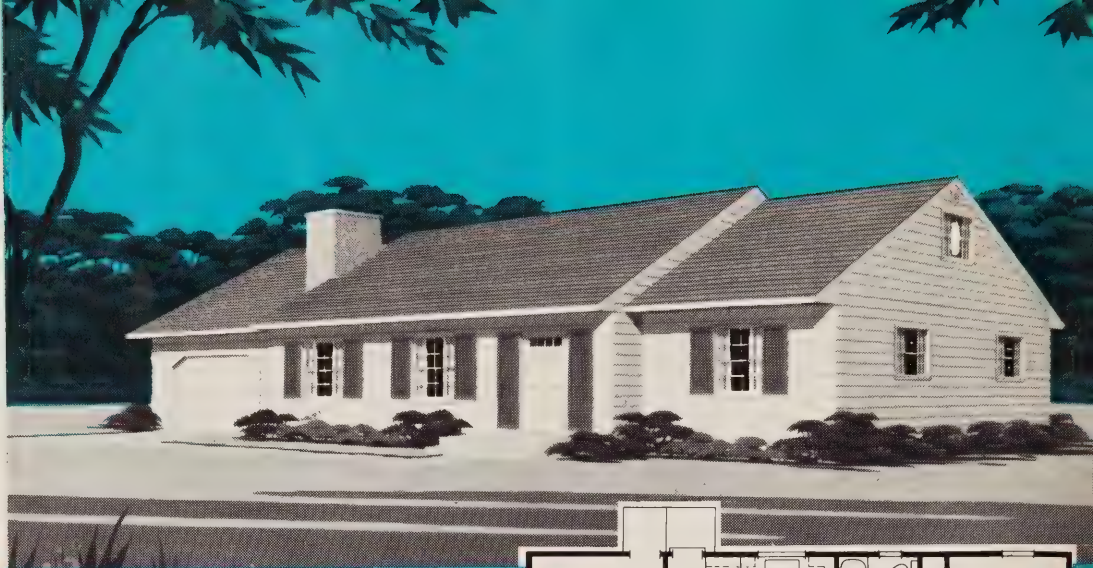
A tribute to the inherently superb design of this model is the fact that we have had to create THREE versions. Within the same general framework, you may choose from a Split Level, a Ranch and a dramatic Contemporary, all with three bedrooms and exceptionally livable layouts. Closet space is very generous and every detail seems to anticipate your needs for complete comfort and convenience. Like all Arbor Homes, the Royalton Group is flexible even to the extent that you can choose from several exterior treatments.

ROYALTON CONTEMPORARY

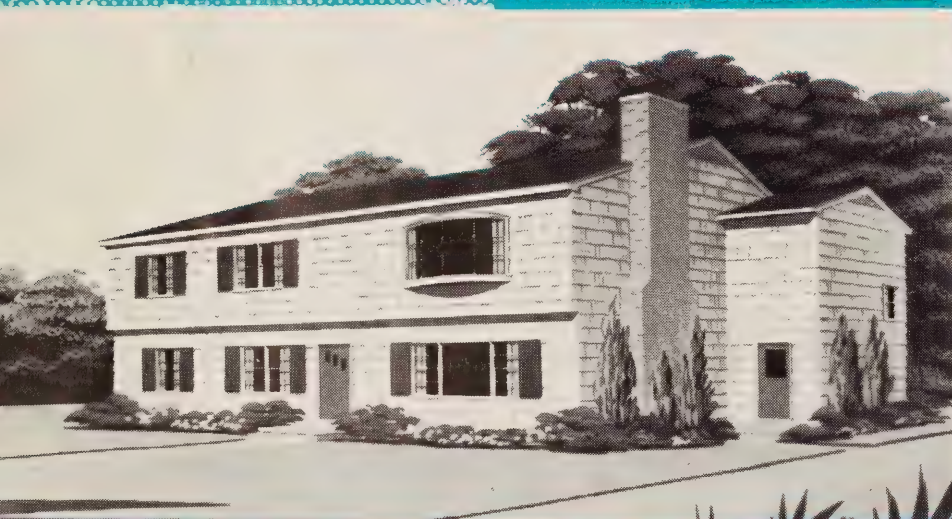


Ludlow

Arbor does wonderful things with the traditional Cape Cod design... as witness this superb model that lends itself ideally to the medium-sized plot. The addition of the optional dormer and garage gives added distinction to an exceptionally attractive and livable home.

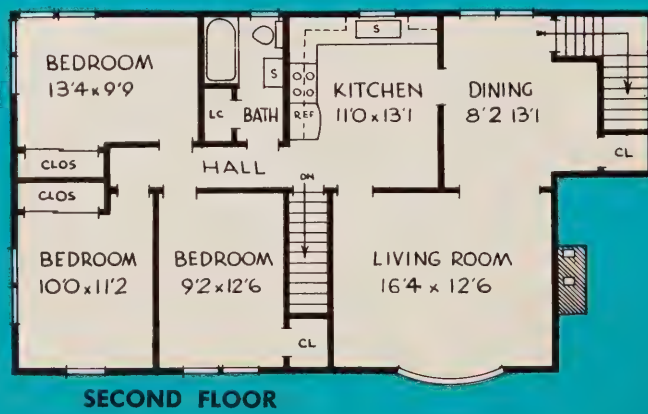
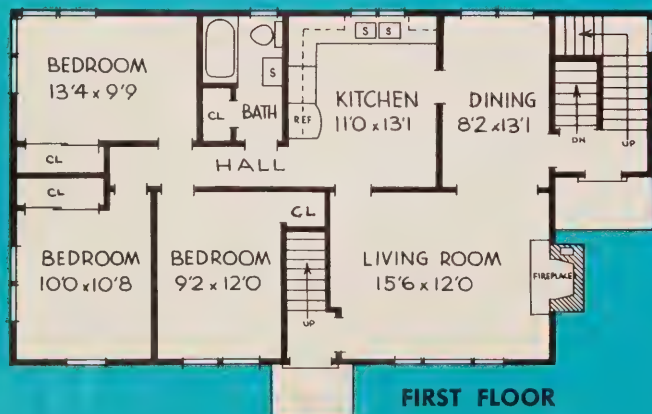


Size: 48' x 26'; 912 sq. ft.



Hamden

A two-family home in clean-lined two-story Colonial styling with a lively and liveable layout. There are three bedrooms downstairs and up with a good sized, L-shaped living-dining area and family size kitchen. A bow window on the upper level lends an added air of distinction to a distinguished dwelling.



Size: 47' x 26'; 2274 sq. ft.

THE

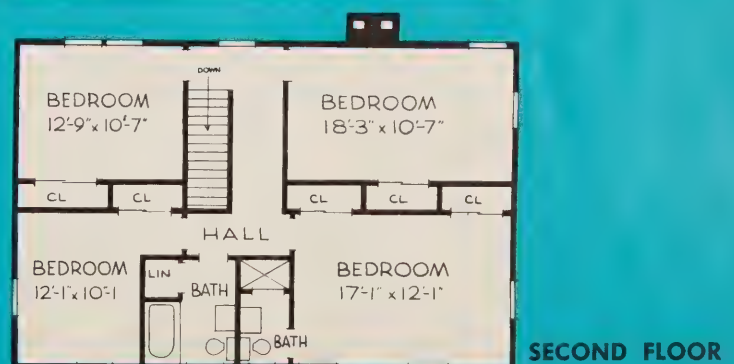
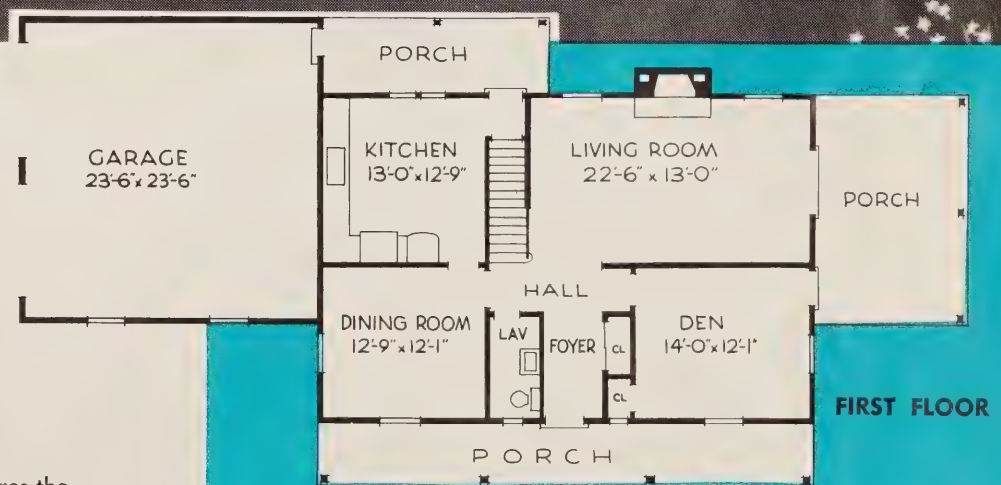


THE HALLMARK GROUP, as shown on this page and the two pages that follow, is a special group of executive models embodying the finest in today's architecture and construction. These are large, imposing homes designed to reflect the success and good taste of their owners. Room proportions are tremendous and there are countless niceties of design like the two fireplaces in the Capri, the sunken living room in the Hamilton, the use of planters indoors and out in the Greenwich, the indoor-outdoor living afforded by the two covered terraces and sweeping covered porch on the Carroll. And if you prefer, customizing opportunities are unlimited.

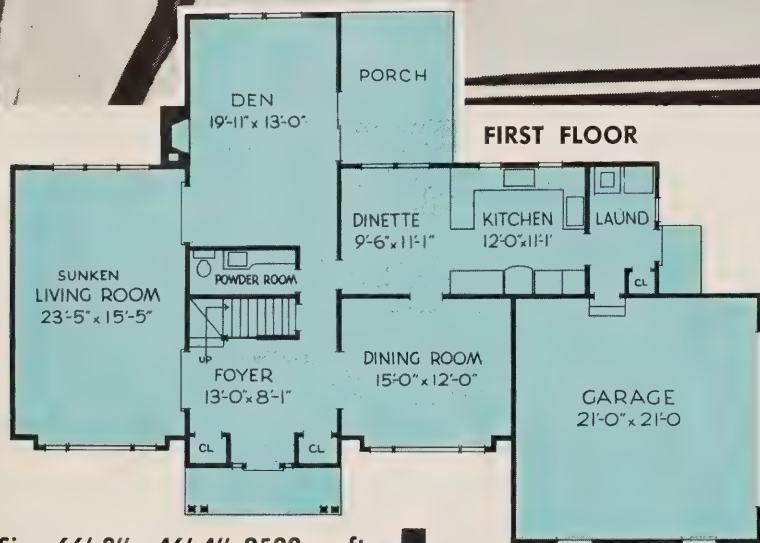


Carroll

This superb two-story Colonial recaptures the gracious architectural tradition of the Southland . . . and enhances it with sweeping frontage of over 70' including the side porch. A hospitable center hall with guest closet and powder room leads to a generous living room with a wood-burning fireplace. Four large bedrooms and two baths complete the upper story. A truly spacious home for truly gracious indoor-outdoor living.



Size: 76' x 37'; 2080 sq. ft.

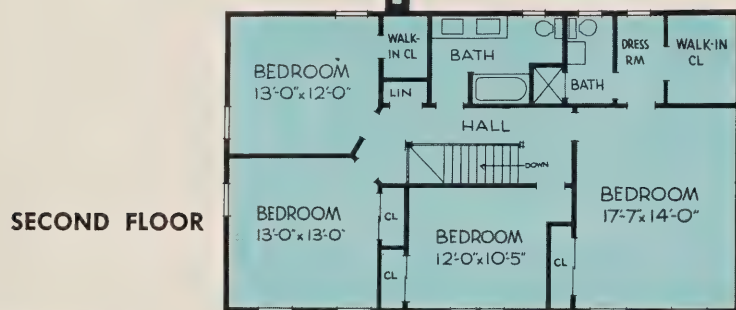


FIRST FLOOR

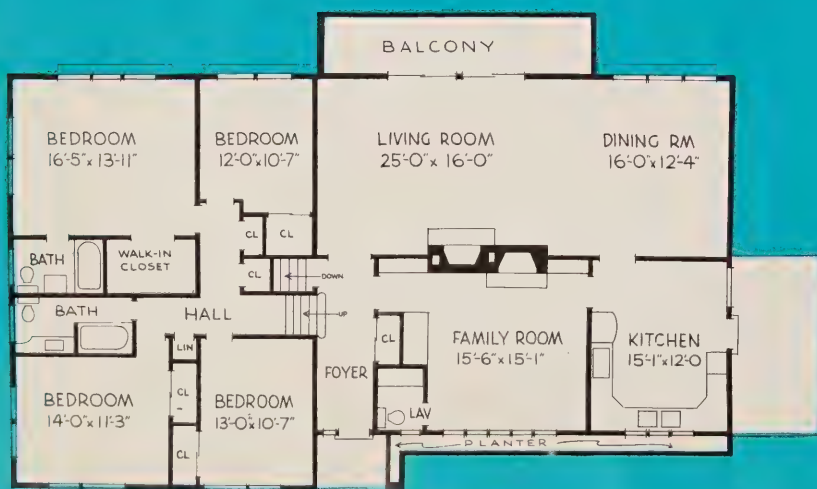
Hamilton

Leave it to Arbor Homes to come up with such an inspired modern version of the traditional two-story Colonial design. There is a cozy den with a fireplace off the sunken living room . . . a huge central hall off the porticoed entrance and a convenient powder room, separate laundry, generous dinette and tremendous garage to complete the main floor. Above . . . four bedrooms with a dressing room off the master bedroom, 2 baths and unlimited closet space.

Size: 66'-8" x 46'-4"; 2522 sq. ft.



SECOND FLOOR



Capri

Think of everything you've ever hoped for in a home . . . and find it in the Capri. It's a very modern split level distinguished by a tremendous sweep of 41' living-dining area with a dramatic balcony. Note, too, if you will, the two-way fireplace, sliding glass doors to patio for indoor-outdoor living a true center hall and the exceptional privacy of the sleeping quarters. If your site is contoured, the Capri will nestle right into it.

Size: 66' x 37'; 2252 sq. ft.



Greenwich

Long, low and luxurious, here is the ranch type of home at its brilliant best. The magnificent front stretches a full 81' and includes a 38-foot porch. The huge living room is imaginatively separated from the dining room by a planter and there is a large family room and snack bar off the kitchen, 4 bedrooms and 3 baths. Porches off the living room, dining room and family room invite you to glorious indoor-outdoor living. True center foyer and huge 2-car garage.



Size: 88' x 42'; 2182 sq. ft.

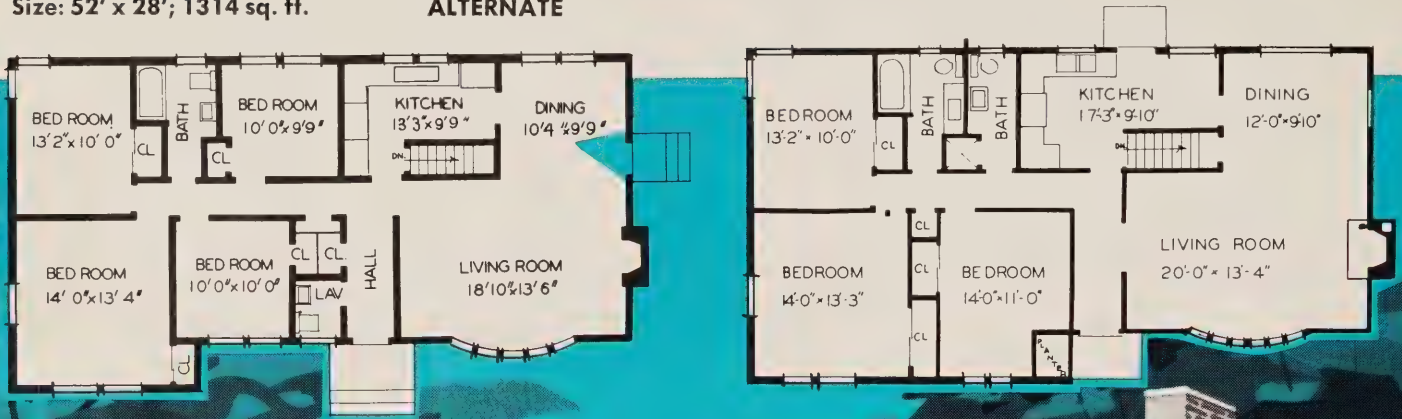


Patrician

The living's easy in a truly luxurious ranch like this. Its unique charm centers on a center hall, three bedrooms, an oversize kitchen-family room, formal dining room and a living room with the double beauty of a bow window and a wood-burning fireplace. Complete the picture with an optional breezeway or two-car garage. A 4 bedroom plan is also shown.

Size: 52' x 28'; 1314 sq. ft.

ALTERNATE



Stuart

A vast area of sun and fun is presented by this picture-windowed, open-effect living-dining area. The dwelling is designed in depth to make the most of precious frontage. And the elevations are imposing — your choice of Stuart standard or contemporary. There are three exceptionally spacious bedrooms with a private lavatory in the master bedroom. An optional carport or garage enhances the sweeping roof line. The Stuart is also available in a wide-lot plan.



Size: 40' x 26'; 1040 sq. ft.

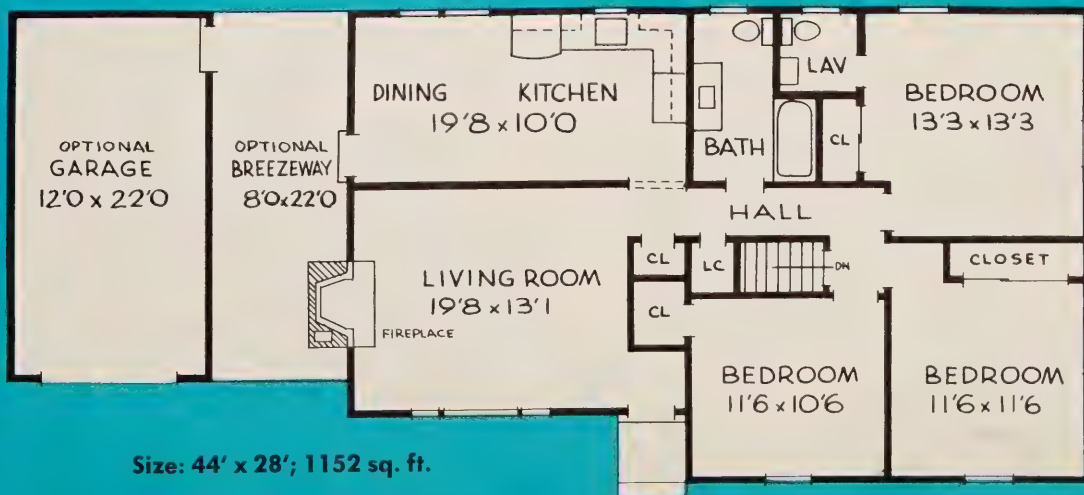


ALTERNATE



Woodcrest

This ranch was designed with care and forethought for gracious, unhurried living. The kitchen-and-dining-area-in-one follows the modern trend... the three bedrooms have more than ample closet space and there is a private lavatory in the master bedroom in addition to the centrally placed bathroom. Optional breezeway and garage... to add that "Better Homes" touch.



Size: 44' x 28'; 1152 sq. ft.

*what
goes into*

ARBOR HOMES

?

these are a few of the famous brands used in your Arbor Home

The answer, in a few words: quality materials... care and skill... builder's pride. We spare no effort, no expense in maintaining traditional New England standards of quality... interpreting them in terms of the most modern architectural designs and techniques. Only the very finest materials are used... #1 Kiln Dried Western Fir or Hemlock; floors of #1 Kiln Dried Oak; Stanley Hardware; Johns-Manville Insulation, Asphalt Roof Shingles and Shingle Backer; Royal Take-Out Windows; Alasco Aluminum Siding, Storm Windows and Doors, U. S. Gypsum.

All materials used in your Arbor Home are nationally-famous brands... quality standards in the home building industry. The people who design, engineer and erect Arbor Homes are specialists...seasoned, concerned, prideful home builders. They have never learned to settle for second-best.



JOHNS-MANVILLE



GENERAL  ELECTRIC

STANLEY

 **ALSCO**
ALUMINUM
BUILDING PRODUCTS



GEORGIA-PACIFIC



Douglas Fir Plywood
Association

air-loe WINDOW

YALE & TOWNE



Andersen
Windowwalls
TRADEMARK OF ANDERSEN CORPORATION

A study of these specifications will reveal the foresighted details, the quality accents that characterize the construction of ARBOR HOMES. We are constantly on the alert to include newly proven products or to substitute a better product for one in use as soon as it is brought to our attention and approved by our Quality Control Board.

• INSULATION

Blanket type is furnished for sidewalls and ceilings. Insulation for electric heating is available at extra cost.

• ATTIC VENTILATION

Provided by a large triangular louver at the top of all gables or sufficient to accommodate an attic fan. Roof louvers will be provided for all homes of hip roof construction.

• FLOORING

Kiln Dried Oak floor 25/32" x 2 1/4" No. 1 Common grade, side and end matched, with 5/8" fir plywood underlay for kitchen and bath.

• EXTERIOR DOORS

All exterior doors are stain grade Luan Mahogany 1 3/4" thick in flush or various other stylings. Rear doors are 3 lite fir — 1 3/8" thickness.

• CELLAR STAIRS

Plank cellar stairs 2 x 10 are provided at no extra cost to purchaser.

• INTERIOR PARTITIONS

All interior partitions, whether bearing or non-bearing, are pre-assembled of #1 Fir or Hemlock, 2 x 4 studs, placed 16" O.C. with all interior headers over openings, minimum size of 4 x 6 adjusted to size of openings. Double plates over all partitions.

• ROOF AND CEILING CONSTRUCTION

Ridge board is minimum of 2 x 8, Western Fir or Hemlock. Rafters are 2 x 6, #1 Fir, spaced 16" O.C. delivered to job site with all necessary cuts and notches. Ceiling joists are 2 x 6 spaced 16" O.C. with 2 x 4 collar ties as required. Roof is shingled with 215 asphalt shingles over-laid on 1/2" plyscord used for roof sheathing.

• EXTERIOR TRIM

All exterior trim, fascia, window and door trim is Idaho white pine, type suitable for paint or stain. Soffit is exterior plywood.

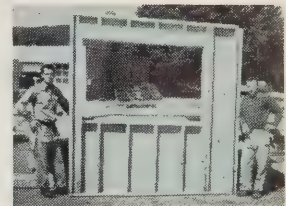
Twin slide medicine cabinets are an optional feature available to buyers of ARBOR HOMES at substantial discount.



Arbor Homes' automatic power nailers operate at 4 1/2 times the speed of the fastest carpenter. Their speed and accuracy reduce the cost of each Arbor Home.



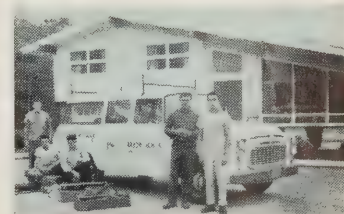
Part of the Arbor Homes fleet ... ready to roll for you.



This completed window section reveals the clean work, accuracy and quality of materials throughout Arbor Homes.



Two trailers hold a complete Arbor Home. The finished sections may be converted into a completed shell within 8 hours.



An Arbor Homes erection crew and their special vehicle equipped with electric generator, power and hand tools, everything else necessary for the rapid erection of your pre-engineered Arbor Home.

these are the general specifications for quality Arbor Homes

• FLOOR CONSTRUCTION:

1. All ARBOR HOMES are designed for either slab or basement construction.
2. Girders shall be minimum 6 x 8 (or larger, as required) laminated Kiln Dried Fir or Hemlock.
3. Sills are 2 x 6 fir, and joists are minimum of 2 x 8 increased as required by sound engineering practice, dictated by size of span. Sub floor shall be 1/2" Douglas Fir Plyscord. Metal Bridging as required.
4. Floor joists are doubled under all partitions.

• EXTERIOR WALLS:

Exterior wall sections are pre-assembled in sizes to be handled by four men. These sections consist of studs of #1 Western Fir or Hemlock spaced 16" on center, sheathed with 1/2" fir Plywood. All exterior window and door openings have 4 x 8 minimum headers and all top plates are 4 x 4. These framing standards are maintained in strictest conformity to local requirements or in excess thereof. Walls are finished with #1—18" Cedar Shakes, double coursed over shingle back-board. Shakes are available in colors.

• GABLE ENDS

Gable ends are delivered assembled, following exact construction detail as exterior framing. Exterior finish shall be buyers choice of materials such as shakes, knotty pine, etc. Included in gable end construction are large triangular aluminum louvers.

• NAILS

Bright, common and finish nails. Siding nails are galvanized and all nails used with plywood are rosin coated, 1 1/4" blued nails furnished with Gypsum and lath.

• WINDOW UNITS:

Arbor Homes are designed for flexible window arrangements using double hung windows equipped with Take Out Hardware, completely glazed and weather stripped. Buyer has choice of many picture or bow windows. Andersen windows are optional.

• INTERIOR WALL FINISH:

Interior walls are provided with either 3/8" Gypsum Board or rocklath. Metal corners are included with sheetrock. Grounds, cornerite, and corner bead provided with rocklath. Hallmark group is provided with 1/2" Gypsum Board.

• INTERIOR TRIM:

ARBOR HOMES are provided with clear interior trim for all doors, windows, and baseboards in a buyer's choice of either colonial or clamshell design. All interior doors shall be selected luan flush doors of a quality to receive natural finish. Sliding doors are 1 3/8" luan to match interior doors.

• HARDWARE

All door and window hardware is either brass or chrome, locks and butts are factory-applied. Metal door stops and brass closet pole sockets are supplied.

• FOR IMPERIAL MODELS

Identical to specifications for other homes except:

On exterior walls and roofs, 3/8" plyscord sheathing is used.

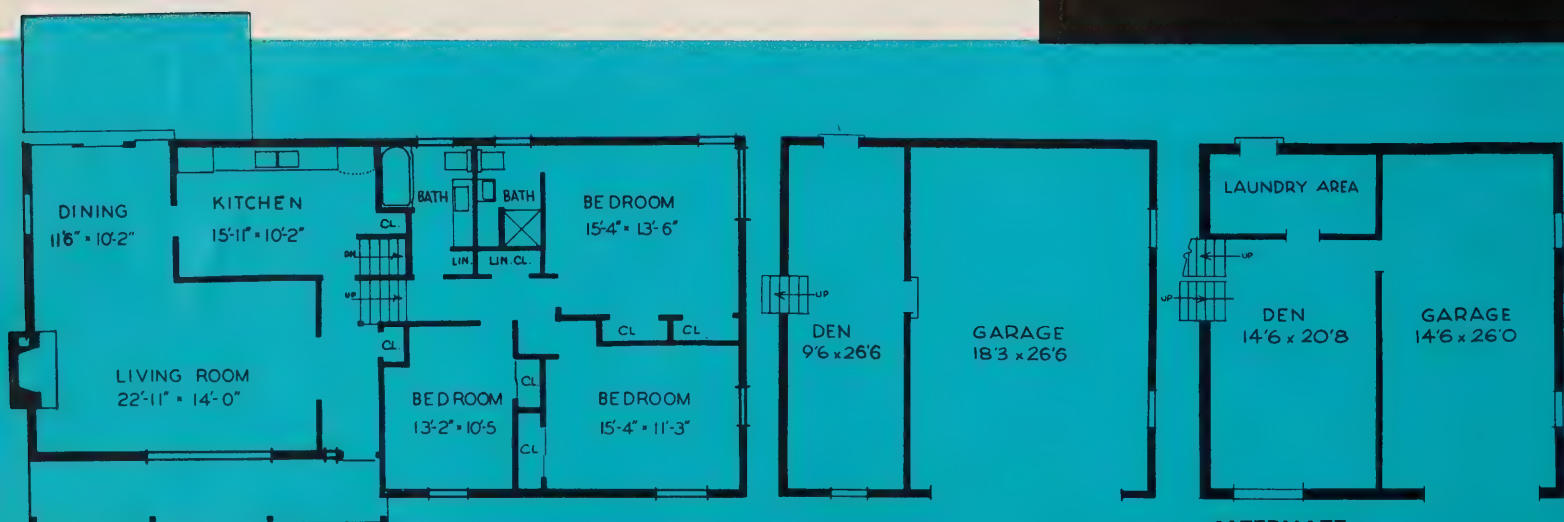
Windows are aluminum or wood.

All door, and baseboard interior trim is of 2 1/4" clear ponderosa pine.



Middlebury

The most glamorous setting for modern living and lavish entertaining . . . a split level with a sweeping 57' front and a true center hall design. The hospitality area of L-shaped living-dining space is a tremendous 24'x23' and has a wood-burning fireplace and a 10' picture window. Two full baths, three well-planned bedrooms and a two-car garage with downstairs den and laundry room complete the picture of perfection.



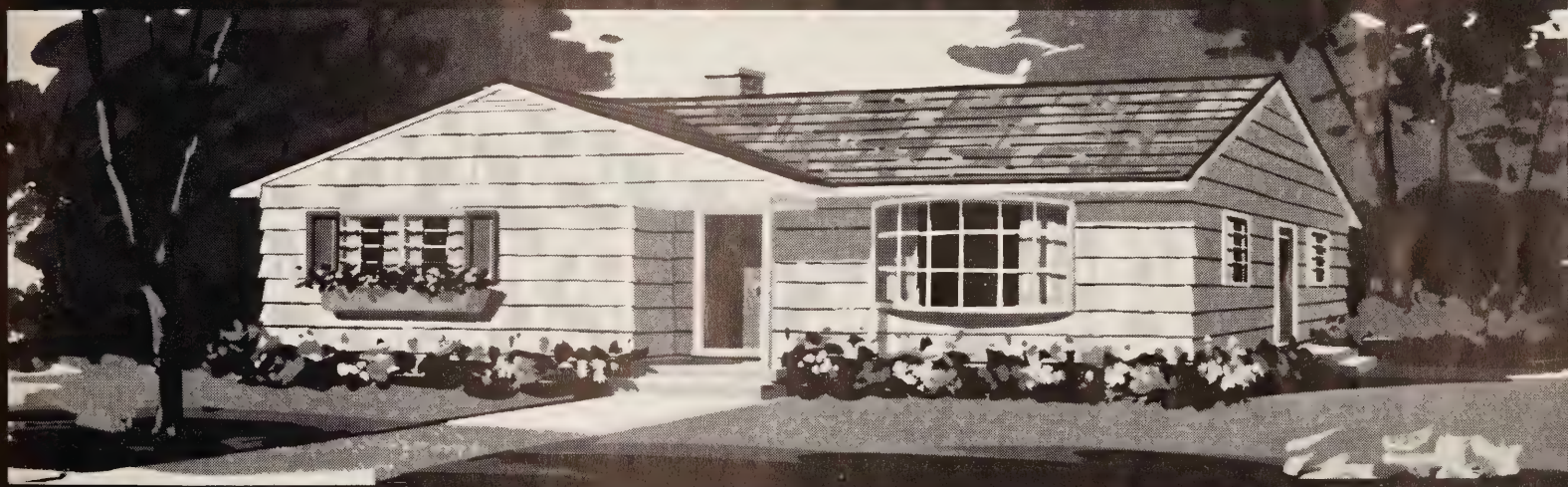
ALTERNATE

Madison

Inspired design that gives you millionaire living on a budget! It has the desirable entrance vestibule with a large guest closet, a handsome wood-burning fireplace, an extra-long garage. The science kitchen has a separate entrance and an inner entrance to the garage. All in all, the Madison is truly a prize winner.

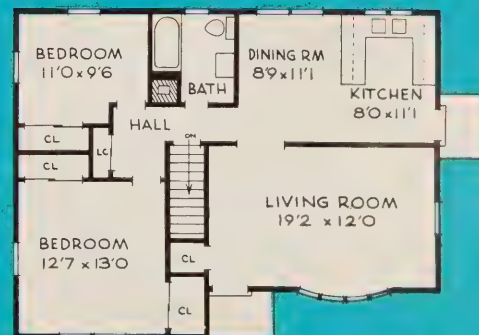


Size: 50' x 26'; 1208 sq. ft.



Ridgecrest

A rich bow window livens the lovely facade of a dwelling noteworthy for an extremely liveable layout within economical proportions. The roomy, step-saving kitchen-dinette has its own convenient entrance and there are three spacious bedrooms. All in all, a cheerful home that promises a lifetime of happiness. Available in 2 bedroom design.

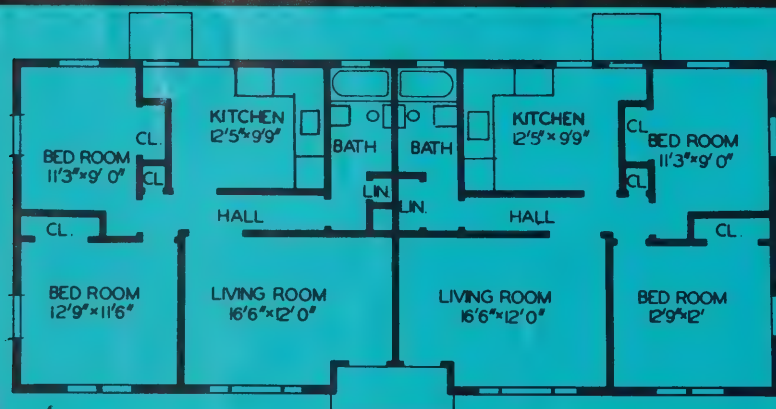
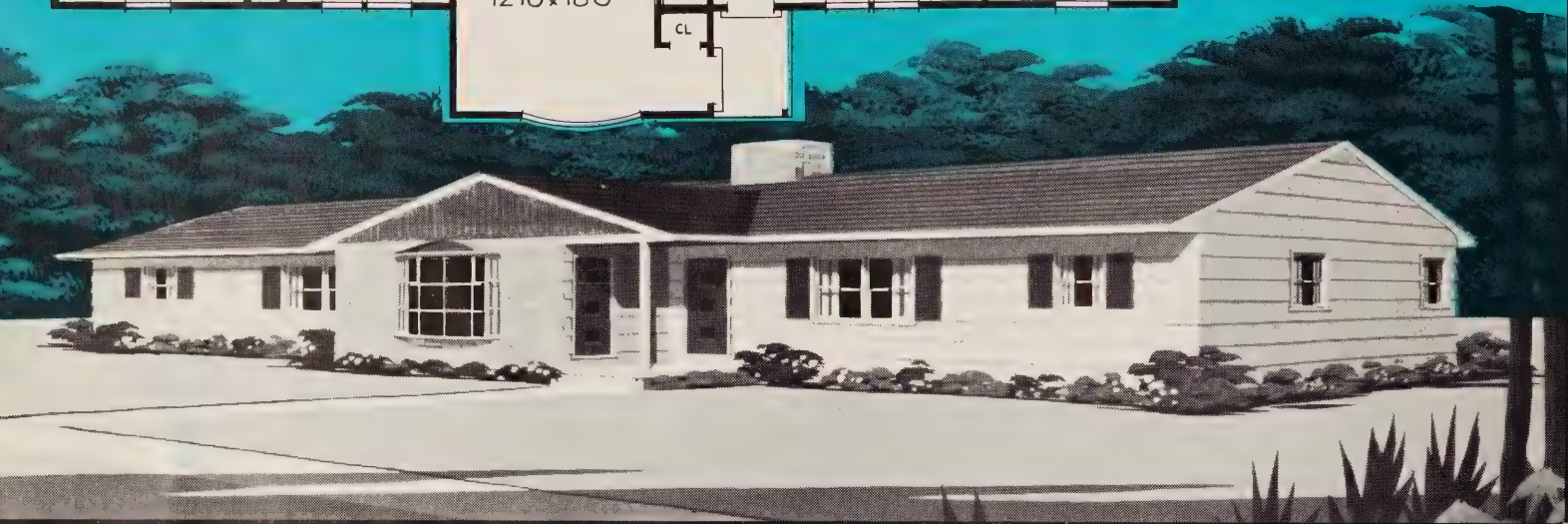
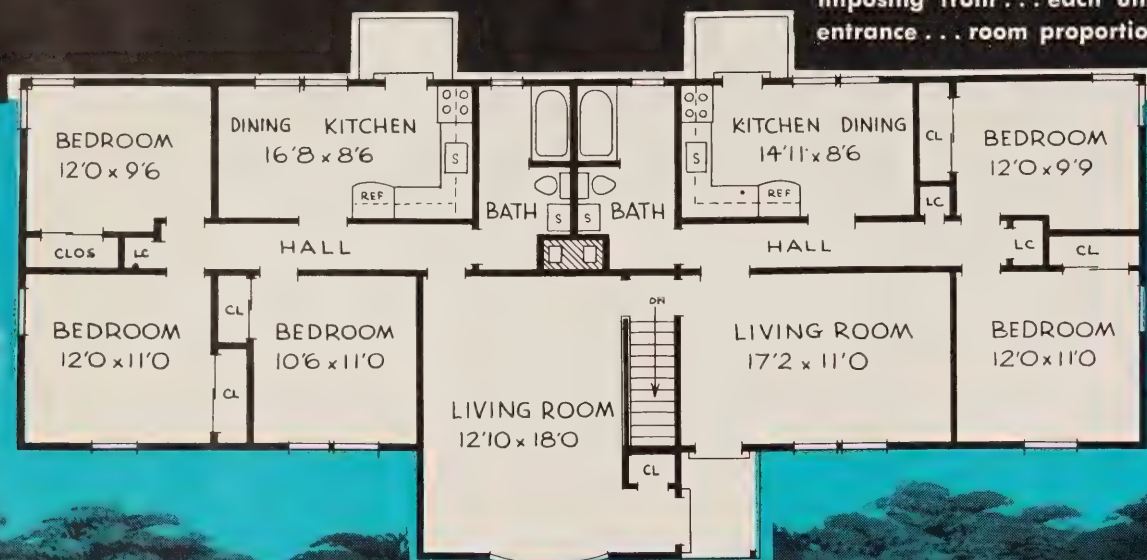


2 Bedroom Alternate

Size: 36' x 28'; 930 sq. ft.

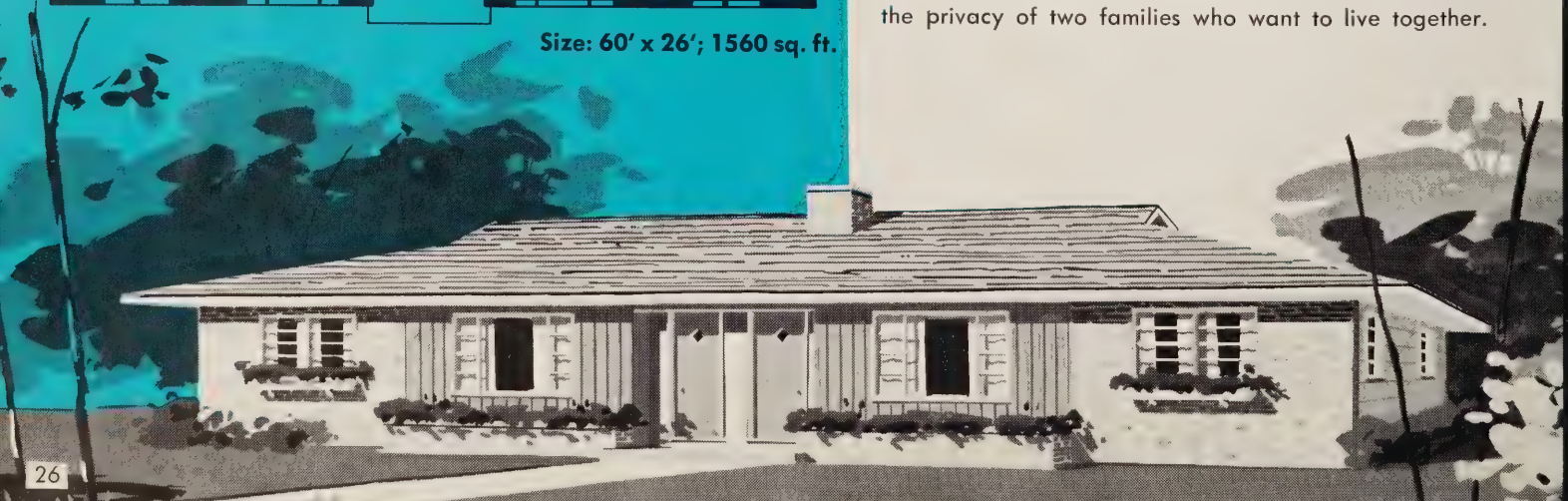
Crestwood/duplex

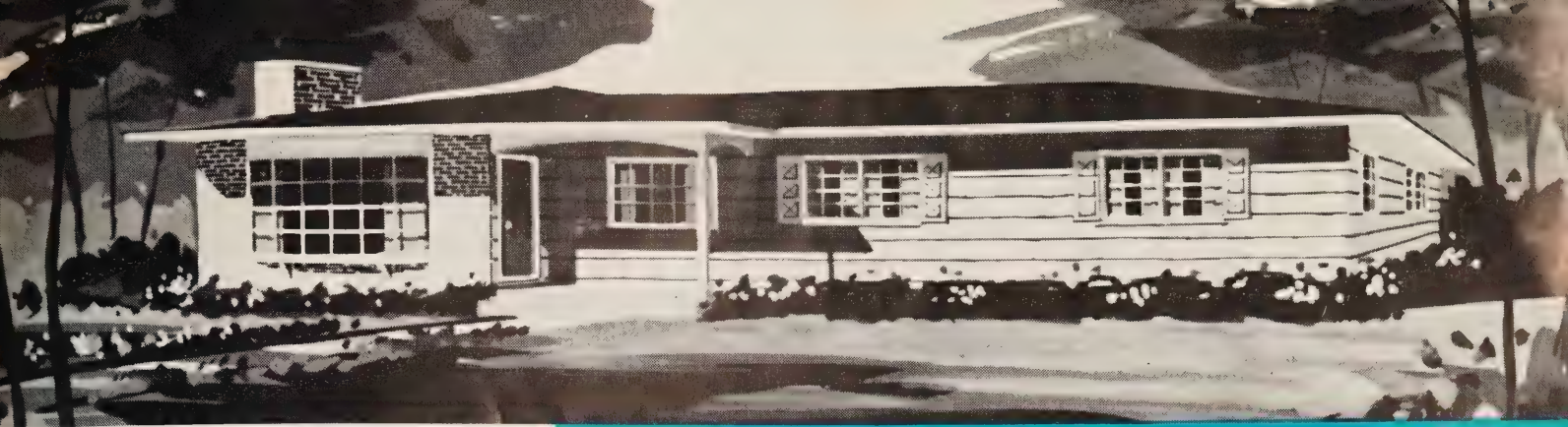
For two families who want to live together, yet retain complete privacy . . . or as a self-liquidating income producer . . . this model is ideal. The stone, redwood and cedar shakes exterior has been treated as a single unit to create a most imposing front . . . each unit has its own front and rear entrance . . . room proportions are more than generous.



Bel Air/duplex

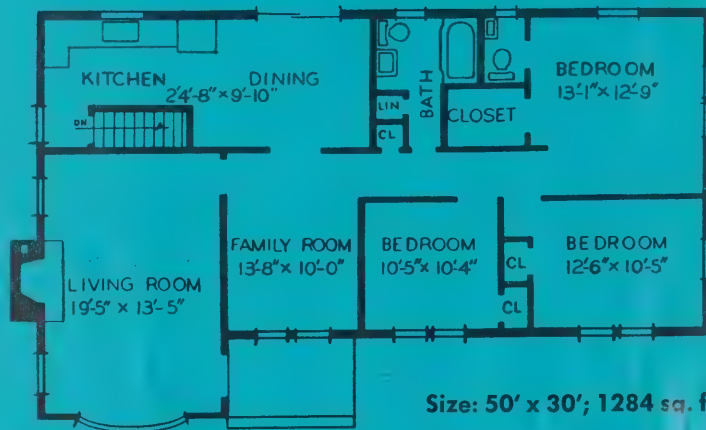
There is a tremendous economy of space and money in building two identical, adjoining homes on a small site. Notice the wonderfully sweeping feeling the single-unit treatment of the exterior creates. This is the perfect arrangement—with private entrances front and rear—to own an income-producing rental home . . . or to preserve the privacy of two families who want to live together.





el Dorado

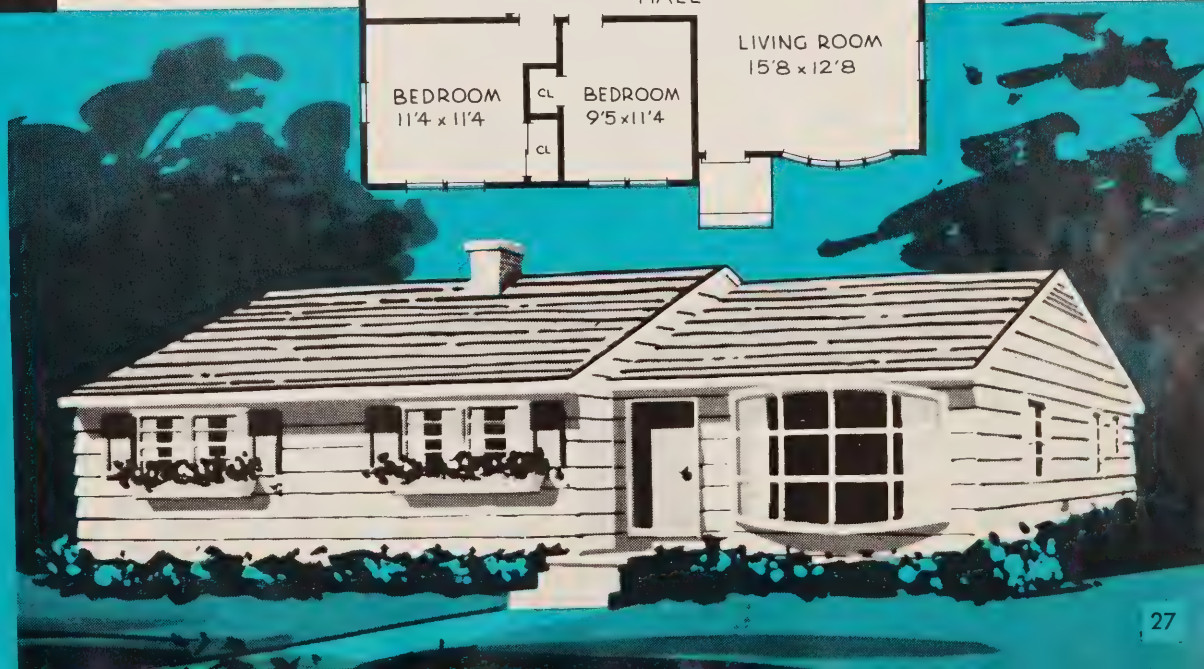
The best of the California ranch tradition interpreted in terms of carefree indoor-outdoor living... enhanced by the fact that the dining room opens to an outdoor patio for easy entertaining. The main entrance is sheltered by a roofed loggia... and an imposing bow window dominates the living room.



Litchfield

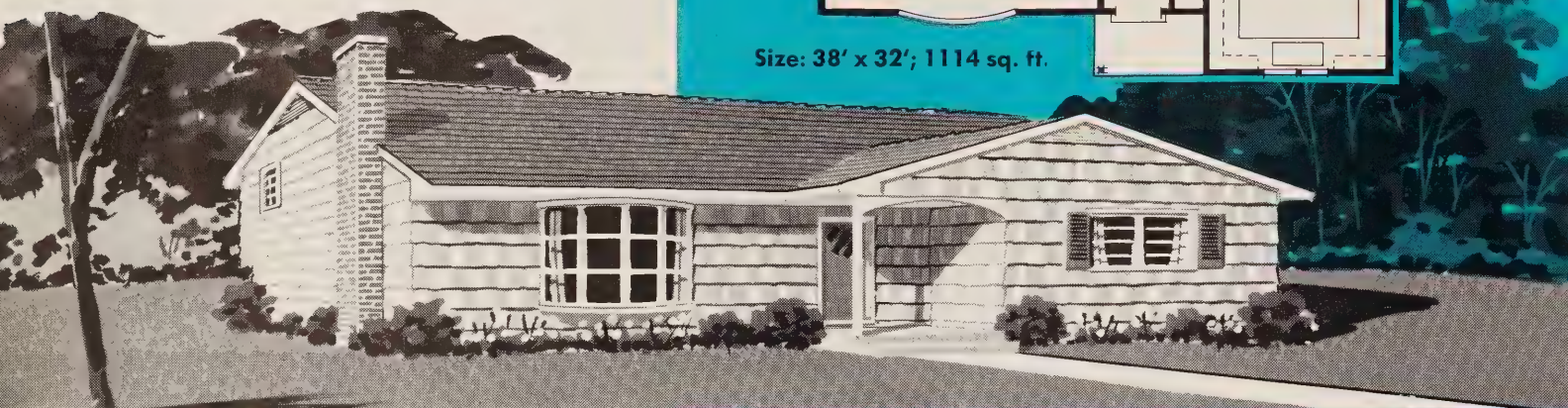
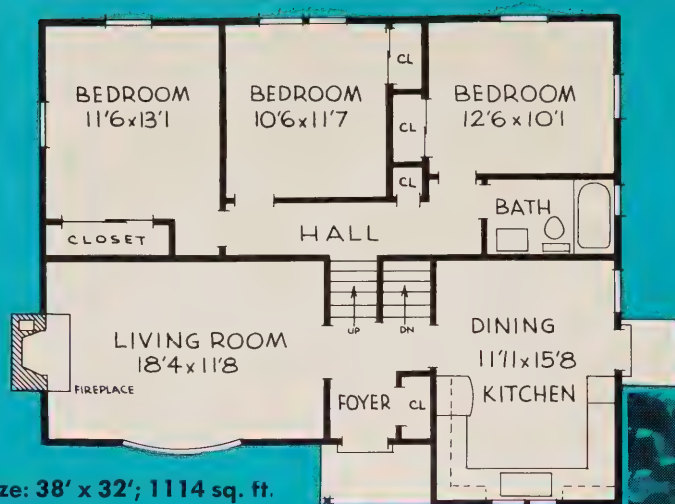
Not the least of this home's features is a large kitchen-dining area that makes life easier for the housewife. The entire home is snug, compact, planned for efficiency. A step-up roof gives a rich illusion of extra length, enhanced by a panoramic scenic window in the living-dining room. The arrangement of the three bedrooms affords exceptional privacy.

Size: 40' x 26'; 1008 sq. ft.



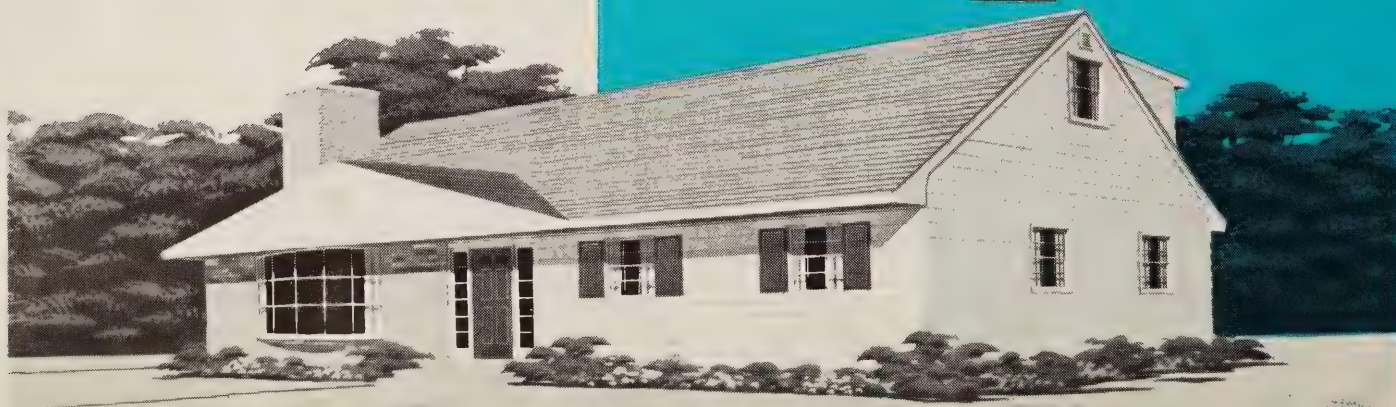
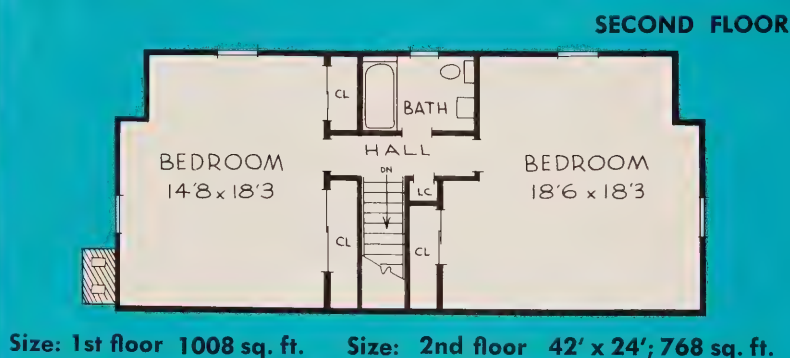
Kent

This front-to-back split level features a huge, bow-windowed living room with a cathedral ceiling and fireplace. The kitchen, with its own side entrance; is the last word in convenience. The bedroom level above the living area affords complete quiet and privacy. There is a center hall, kitchen-dining area and ballroom-sized recreation room.



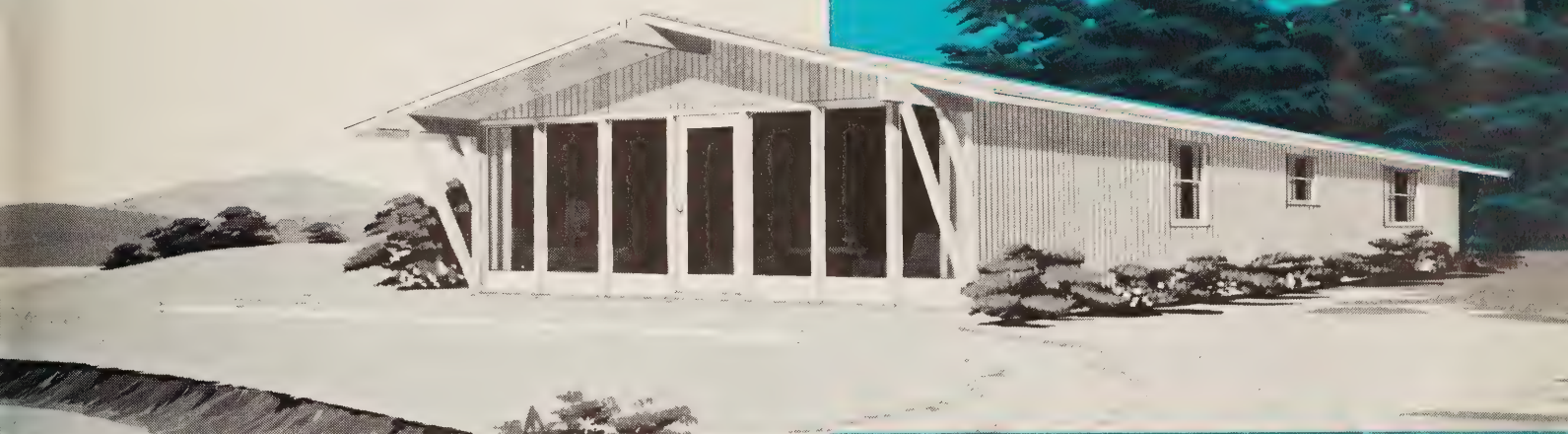
Saybrook

The virtues of sound, modern styling are more than evident in this fine Cape Cod. It is ideal for the growing family, for the expansion attic will provide two additional bedrooms and the optional dormer adds to the appearance. The first floor has a huge, bow-windowed living room with wood-burning fireplace, a dining room, two cross-ventilated bedrooms, a separate entrance family room and beautiful kitchen.



SUMMER COTTAGES

This group of homes is especially designed for relaxed, unhurried living through long and lazy summers. Equally at home at the seaside or in the mountains, they represent the ultimate in resort architecture and value.



Dunes

A solid glass front invites the outdoors into this dramatically designed cottage. The generous overhang roof helps control the weather and temperature and there is an easy-to-care-for kitchen-dining living area and two cross-ventilated bedrooms.



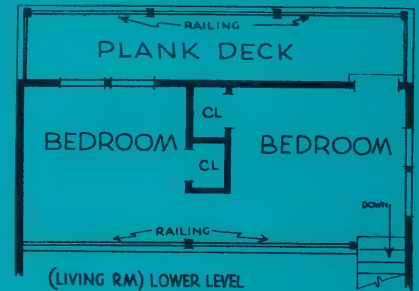
Size: 30' x 20'; 600 sq. ft.



Seaside

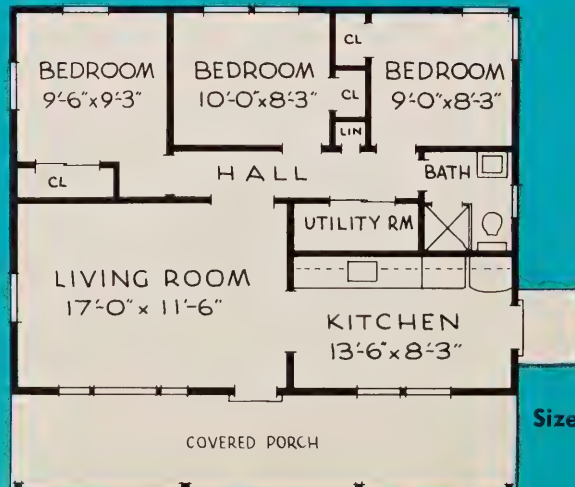
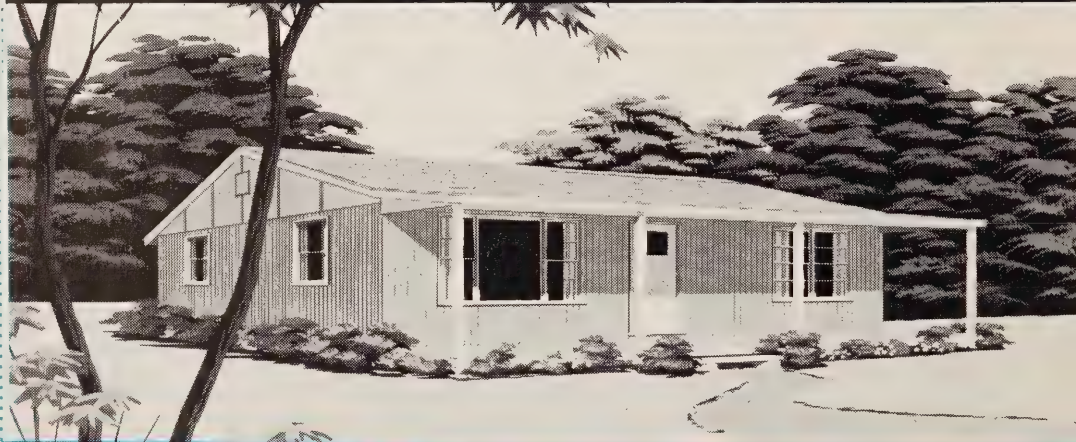
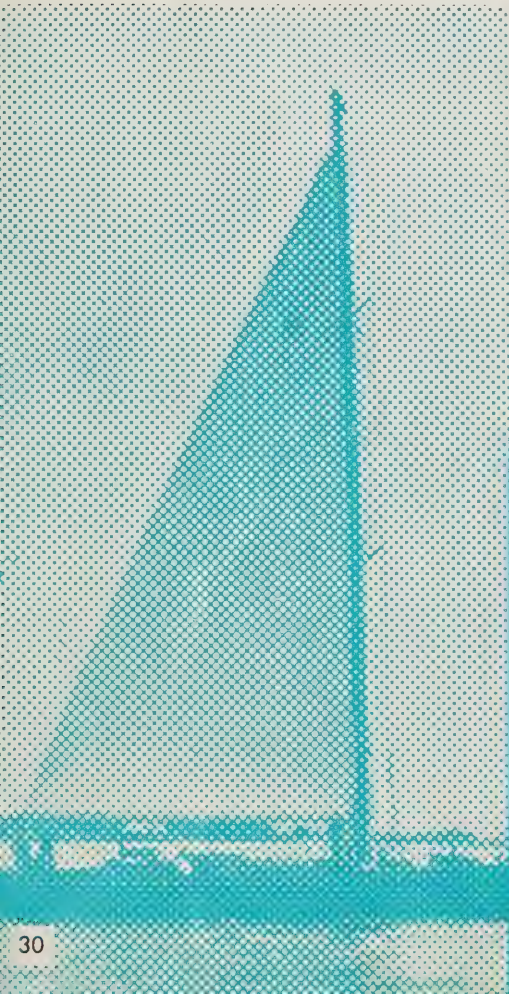


24' x 24'; 576 sq. ft.



10' x 24'; 240 sq. ft.

Coronado



Size: 32' x 30'; 768 sq. ft.

Seaside

An atmosphere of informal, unregimented pleasure is promised by the unique layout of this daring and dramatic dwelling. A railed balcony over the living room affords entrance to two bedrooms, one of which leads to a 200 sq. ft. "widow's walk"—a plank deck where you'll practically live. Notice the size of that living room with a tremendous wood-burning fireplace.



Aztec

Rarely has so much livability been packed into so little space. The living room is virtually entirely walled with glass and the snack bar off the kitchen is so convenient for trouble-free breakfasts and luncheons. The huge living room also features a tremendous fireplace that will be a comfort far into the Fall.



Coronado

This many-windowed leisure home will be bathed in sunlight the summer long. In a compact design, it includes everything for comfortable resort living—three bedrooms, tremendous closet space, utility room, country kitchen, large living room and a sweeping covered porch.



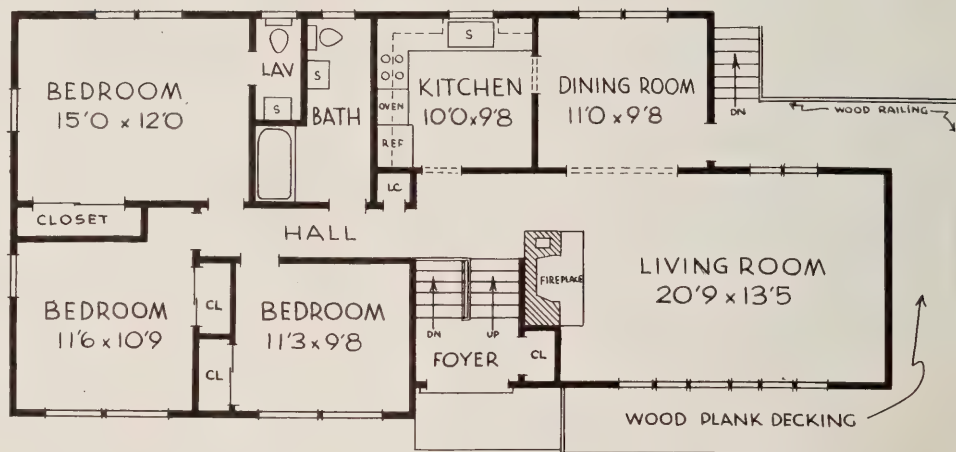
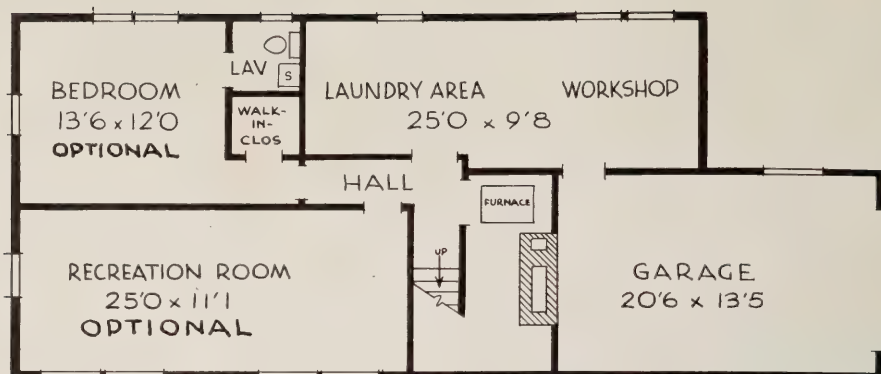
Sahara

Set this home down anywhere and it will grace the landscape, for it is ideally suited to contour building. The rear entrance takes care of wet or sandy feet and a huge covered porch invites summer lazing. The exceptional privacy of the bedrooms and convenient location of the bathroom make this a perfect home for two couples to share.



Scarsdale

Different, dramatic, daring . . . a very special home for very special people. The first thing that catches the eye is a wood-planked, wood-railed deck around three sides of the house and reached by stairs at the rear. The sweeping 61' frontage, accented by board and batten, gives promise of exceptional spaciousness within . . . and every room in the house fulfills the promise!



Size: 56'-6" x 26'; 1293 sq. ft.

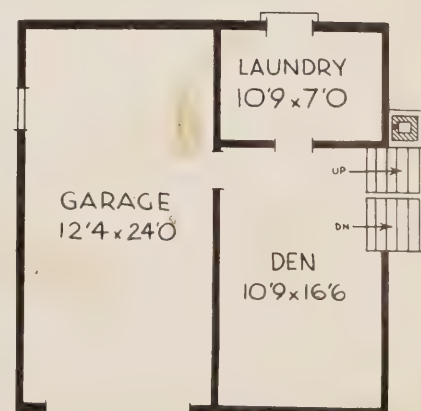
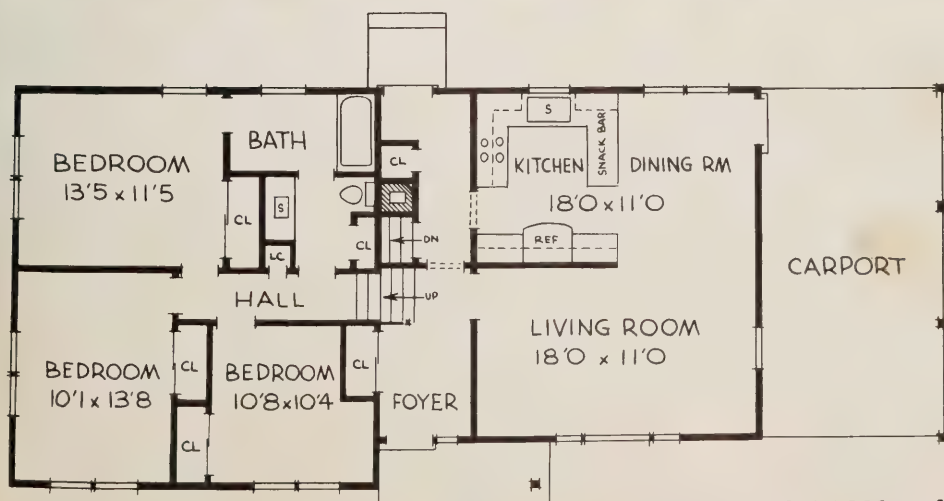
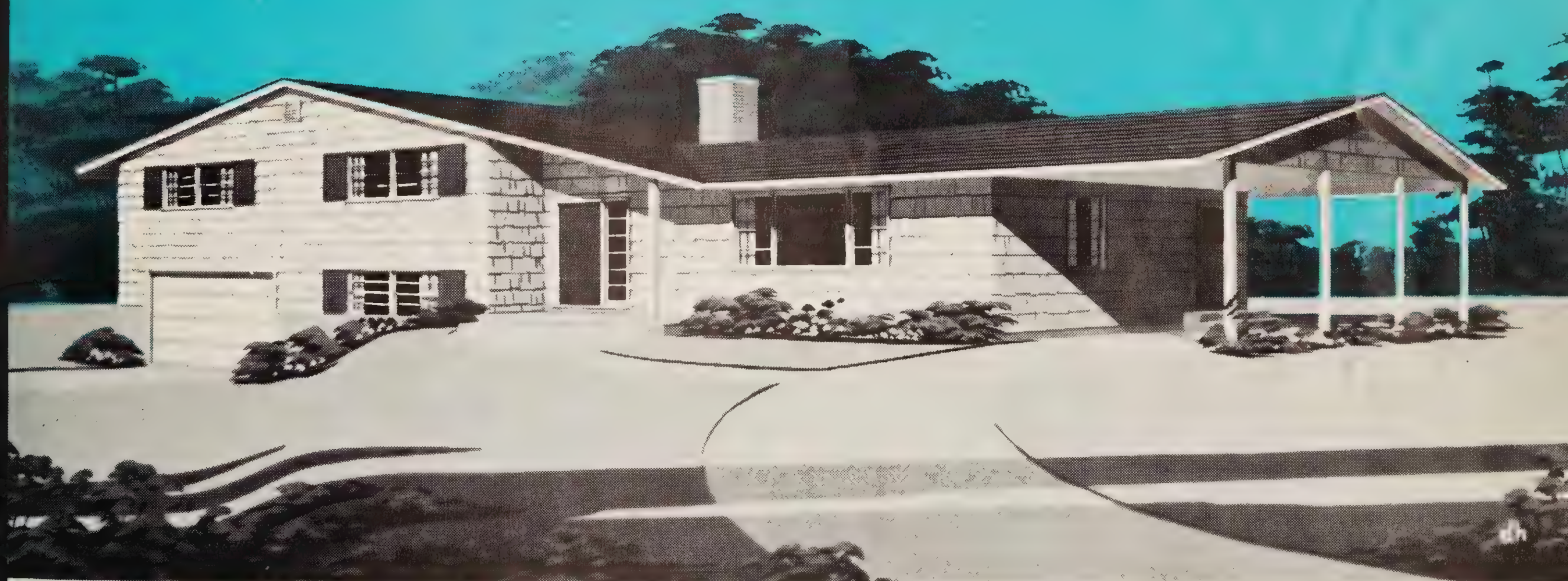




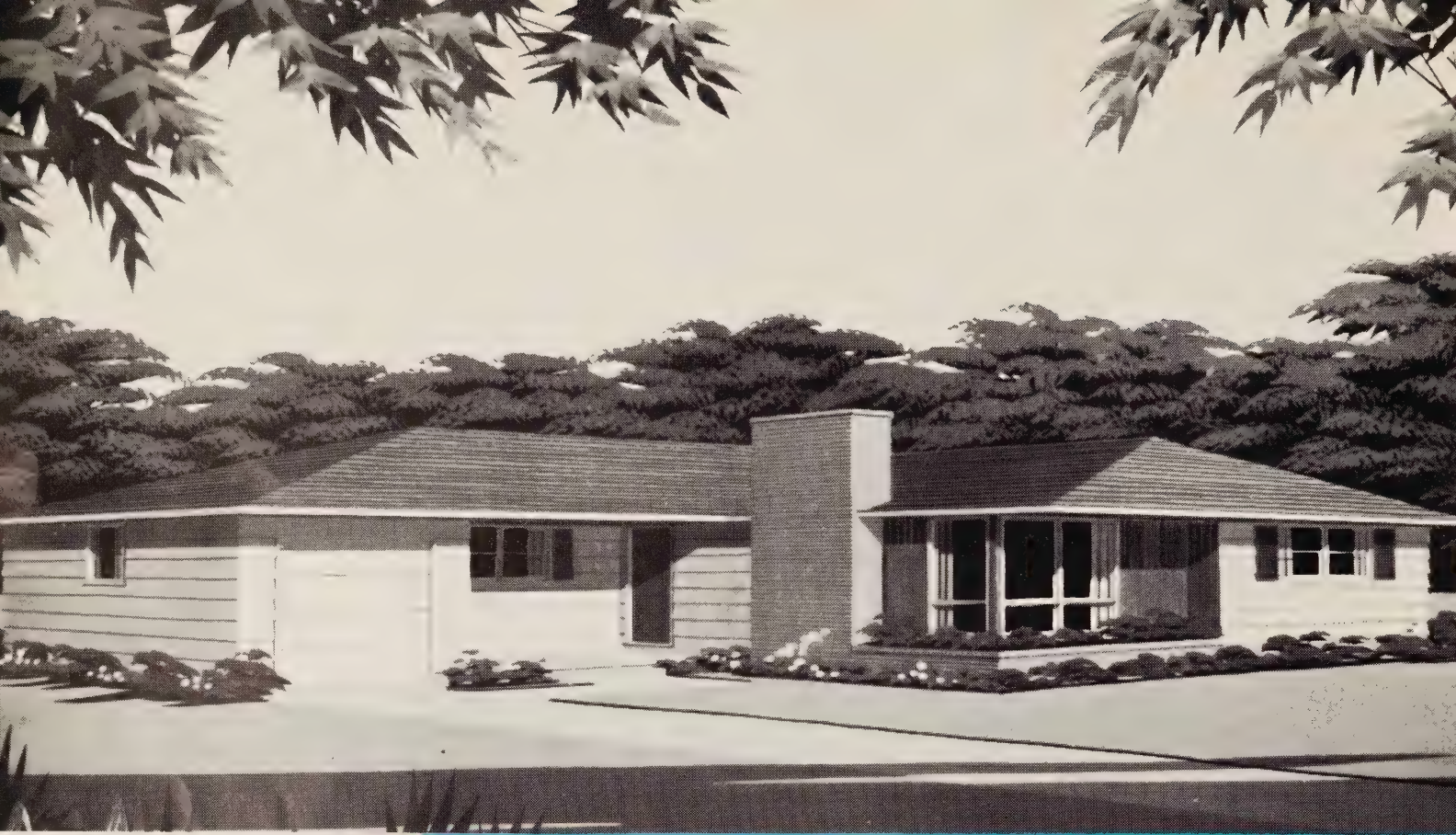
**ARBOR
HOMES**

Winthrop

This handsomely proportioned model derives impressive beauty from its long, low sweep—it is a fabulous 63' wide including the carport. It's a tri-level design that is equally adaptable to a level plot or for contour building. The basement features a garage, den and laundry room with separate entrance . . . above, grouped around a true center hall are three good-sized bedrooms, living room, dining room and an exceptionally workable kitchen.

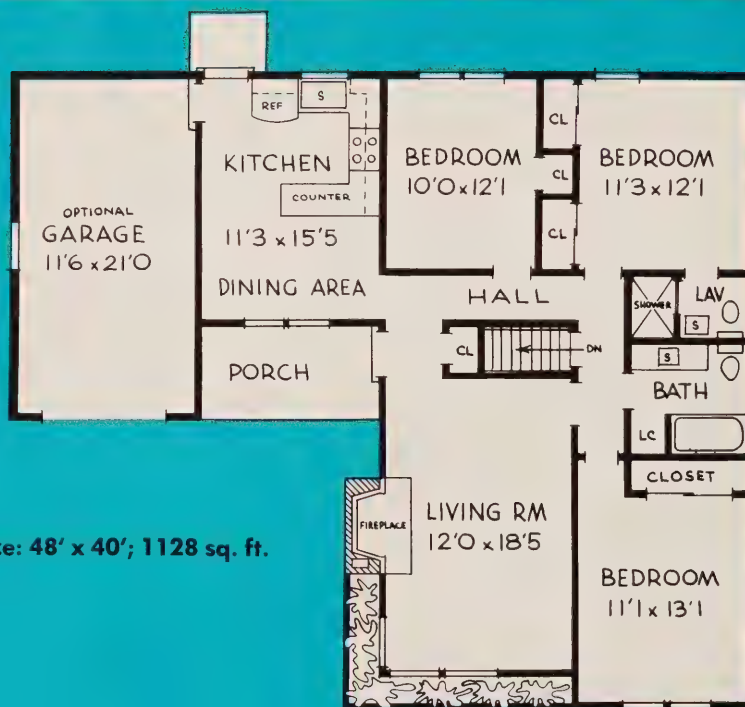


Size: 48'-8" x 26'; 1192 sq. ft.



Lincoln

This ranch is so popular that we've had to make it in two different versions. Its three bedrooms afford exceptional privacy and the kitchen and dining area are virtually in a separate wing away from the living room. In the alternate model, there is a complete window wall in the living room and a cathedral ceiling. The garage is optional.



**IF
YOU CAN
DRIVE A NAIL
AND
TURN A SCREW**

You can save \$5,000—and often more—by completing your Arbor Home yourself. That it's quite simple is a fact proved by thousands of Arbor Home owners.

You see, one of the biggest cost factors in buying a home is labor. Acting as your own contractor, you eliminate high middleman costs. Finishing the interior yourself, you enjoy a profitable work equity in your new home. Or, if you prefer, Arbor Homes will erect the shell and then finish the interior to your specifications.

To help you have the most wonderful home possible—and keep your savings high—Arbor Homes can assign a skilled project supervisor to guide you. He will show you what to do, how to contract for labor, what shortcuts to take, how to save the most on your Arbor Home.

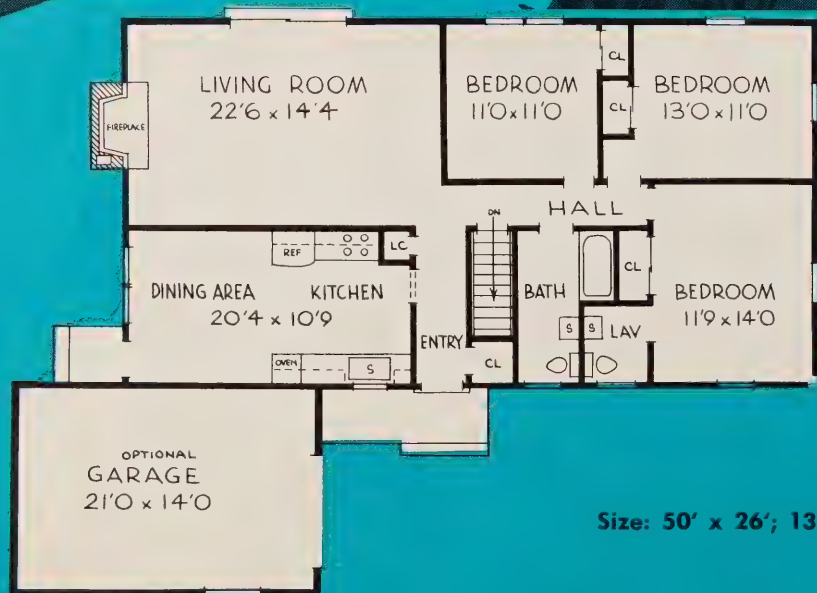
**DO-IT-
YOURSELF
SAVINGS**

After erection of the shell, do-it-yourself completion of your Arbor Home is easily accomplished, thanks to three factors. 1) All carpentry materials needed to complete your home are included in the price. 2) Arbor Homes—and only Arbor Homes—supplies you with a "Do-It-Yourself" Guide that charts every step clearly and concisely. It contains easy-to-follow directions and is profusely illustrated. It is virtually impossible to make a mistake when the "Do-It-Yourself" Guide is carefully followed. 3) As an added assurance, we can also provide an erection supervisor.

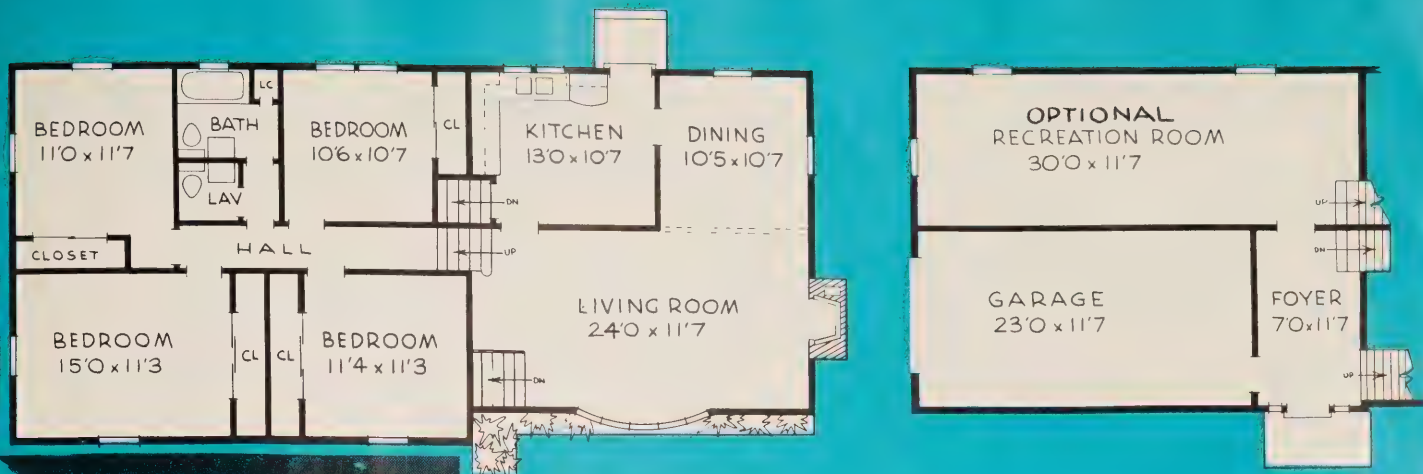


Cheshire

This long, low ranch has infinite appeal for everyone who sees it. Scientifically planned for easy living, it provides every feature for your comfort and convenience. The optional garage transforms it into the desired L-shaped design and the luxury feeling is enhanced by a huge living room with fireplace and sliding glass doors that invite you to indoor-outdoor living.



Size: 50' x 26'; 1300 sq. ft.



Size: 56' x 26'; 1408 sq. ft.

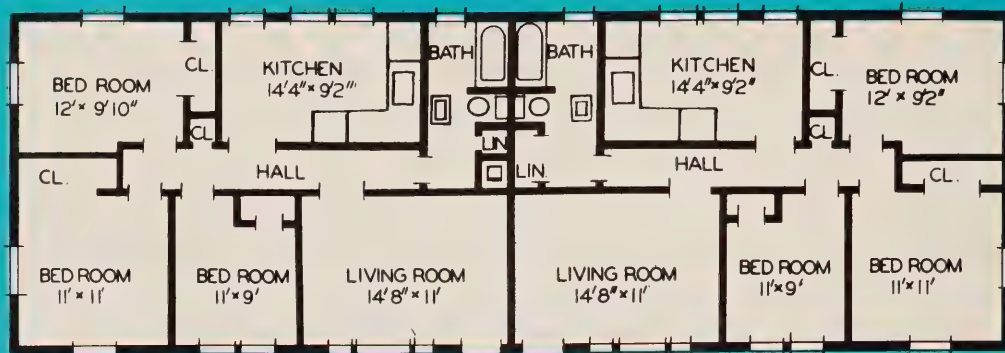


Winston

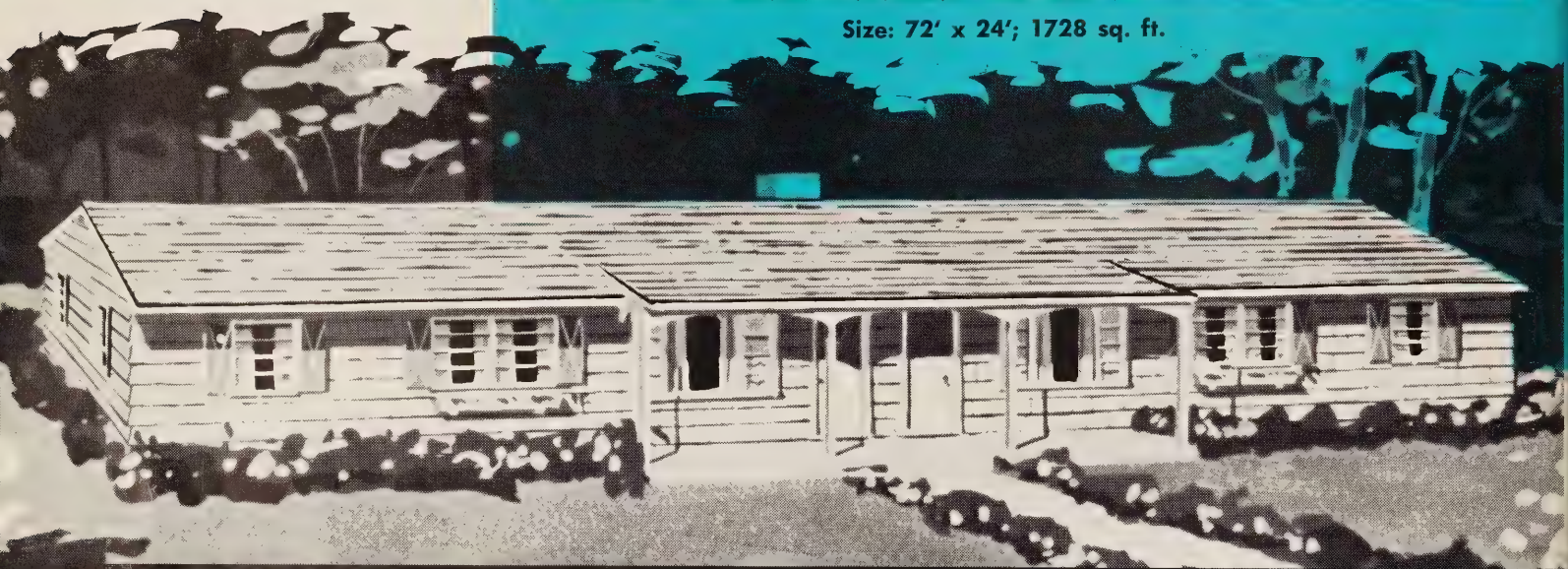
If you insist upon more-than-ample living space, your search ends right here! For here is a split level home of truly noble proportions . . . four oversized bedrooms, a 24' living room with fireplace, . . . a dining room off an eat-in kitchen, a recreation room 30' long are all easily accessible from the centre foyer entrance. There are extra niceties, too . . . like the bow window overlooking the planters, the covered entrance to the kitchen, the complete privacy of the sleeping area. Whether contour-built to rolling terrain or on a flat site, the Winston is a very particular home for very particular people . . . yet, like all Arbor Homes, it is yours at a mere fraction of its true worth—and your savings can be compounded by doing your own contracting and putting your own work-hours into its completion.

Montclair/duplex

As the eye travels down the majestic 72' front of this long, low two-family ranch, it enjoys the estate styling and a portico 28' long over the twin-door front entrance. The interior lives up to the promise of spaciousness with three bedrooms, oversized baths and a huge kitchen-family room with rear entrance.



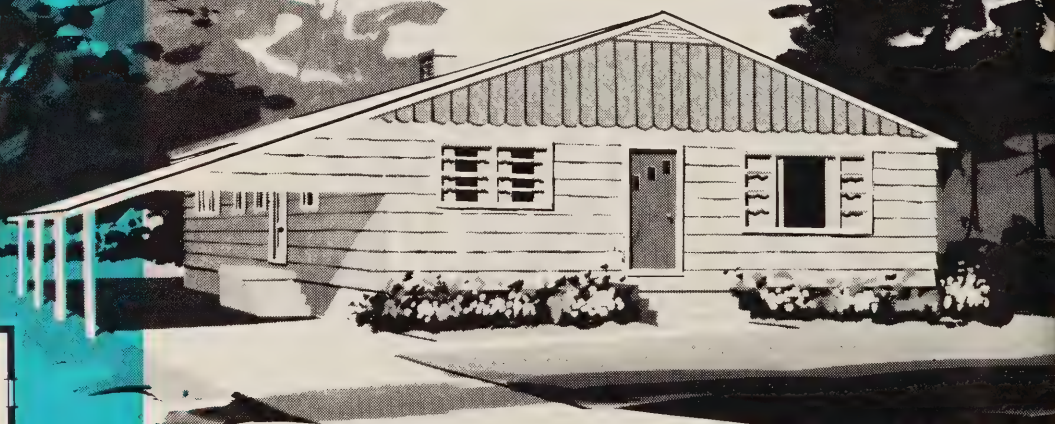
Size: 72' x 24'; 1728 sq. ft.



ALTERNATE

Size: 40' x 27'-6"; 1061 sq. ft.

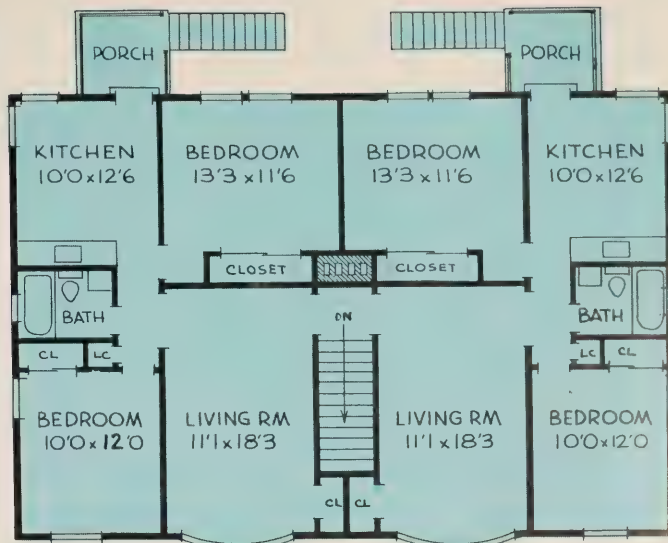
Loren



Classic simplicity and good looks distinguish a model especially designed for a deep or narrow plot . . . and if space permits, the front can be given an imposing sweep through the addition of an optional car port. Another modification is also shown; both have private baths in the large master bedroom and large, separate-entranced kitchens with generous dining area.

lenwood

Tremendous economies are affected by building four complete family units into one composite Colonial of majestic and imposing proportions. There are four practically identical apartments of two bedrooms, living room and separate-entrance kitchen. The upper-story apartments have bow-windowed living rooms and private porches. All in all, an ideal arrangement whereby the builder can derive appreciable income from a small investment, another example of Arbor Homes' versatility! Apartments, motels, commercial structures are within our scope.



SECOND FLOOR



FIRST FLOOR

Size: 48' x 32'; 3120 sq. ft.



**IN CASE
YOU'RE ONLY
90% HAPPY
WITH WHAT
YOU SEE
HERE . . .**

Naturally, we'd like to see you 100% happy with Arbor Homes. We design them to that end. But, let's say you especially like one or more Arbor designs. But you'd prefer a fourth bedroom to a den, or a two-car garage to a single-car unit. Making you 100% happy is no problem. We simply prepare additional plans to accommodate your specific wishes.

Arbor Homes are truly flexible homes. Designs can be altered before construction and later expanded. Many models allow for additions; such models are especially preferred by young couples who want to buy now and expand later.

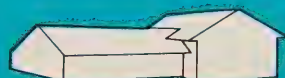
If you have any special design requests or questions regarding the Arbor Home of your choice, just ask. There's virtually nothing that can't be done to customize an Arbor Home to your most explicit requirements. A large bedroom can be made into two smaller ones, or a bedroom and dressing room. A wall between a living room and dining room can be replaced by a planter or removed entirely for a dramatically sized single entertaining area. A picture window can give way to a bow window with love seats. A home can be turned around back-to-front or side-to-front. Many changes that do not alter the size of the house, materials required or over-all layout can be done to adjust an Arbor Home to your taste and your budget at no extra cost. We'd be glad to prove that statement anytime.

Or, if you would like us to design a home for your specific requirements, or build one to suit YOUR PLAN, Arbor Homes' design staff is always at your disposal . . . to create or modify . . . all at no extra cost to you.

Here you see a number of variations in roof lines, doors and windows which you can choose from in styling your ARBOR HOME.



Contemporary Split Level



Gabled Split Level



Hip Ranch



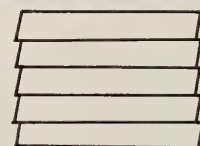
Hip Split Level



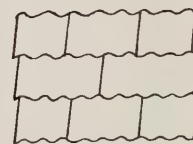
Gable & Hip Split Level



Two-Level Gable



Aluminum Siding



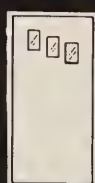
Cedar Shakes



Wood Siding



S-10



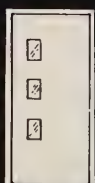
S-16



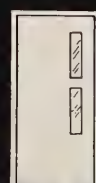
S-20



S-44



S-32



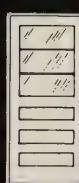
S-37



S-3P



**F-66-2
S-108**



**3-Lt. Hor.
F-318-H**

**A
FEW WORDS
ABOUT
DOLLARS...**

Your Arbor Home, we sincerely believe, is a great value in today's market. We know for a fact that you will be allowed very agreeable mortgage terms. (We will gladly assist you in obtaining them.) We also know, from owner and mortgage reports, that Arbor Homes enjoy exceptional resale values.

Arbor Homes customers often start with a small model... and are able to sell it so profitably that they repeat the process and work themselves up to a truly palatial home. When you sell an Arbor Home that you completed yourself, you are realizing cash in exchange for your "work equity." In addition, Arbor Homes are so reasonably priced that they actually increase in value if you want to dispose of them. A typical case—and one of which we are very proud—is that of Mr. V.J.D.* Mr. D. originally purchased the Arbor Homes Universal model in 1956. And so... starting with an 864 sq. ft. home and advancing to one of 1008 sq. ft., Mr. D. is now the proud owner of a 1248 sq. ft. home plus recreation room and garage... without the investment of another dollar!

Buying an Arbor Home, you may enjoy complete down payment freedom. This fact, coupled with easy mortgage terms, is why so many young couples are able to buy and enjoy Arbor Homes now, when a home of their own is so important to them.

Following our do-it-yourself plan, you can save \$5,000 or more on your home. To assure this fact, we supply you with a "Do It Yourself" Guide that charts every step clearly and we can assign an erection supervisor should you desire. As an example of the ease of finishing, doors are shipped pre-hung, requiring just the simple nailing to the rough opening... with fine quality hardware completely installed and ready for operation. The enclosed price list is for your guidance. We are sure you will agree that your Arbor Home is the best possible home-dollar value.

***NAME ON REQUEST**

**USE
THIS ORDER FORM
TO BECOME
A SATISFIED
ARBOR HOME
OWNER...**

**To:
ARBOR HOMES,
P. O. Box 2359,
WATERBURY, CONN.**

Enter my order for Arbor Homes model _____ as shown on page _____ of your catalog. This home is to be shipped with freight charges fully prepaid to my lot.

Enclosed is \$ _____

- ☐ payment in full
- ☐ 1/3 payment, balance on delivery
- ☐ deposit. Please have representative call regarding financing, etc.

It is understood that my Arbor Home will be furnished as specified in your contract, which will be forwarded.

Signature

Address

City

State

Telephone

Ship My Arbor Home to _____

Telephone _____

City _____ County _____ State _____

Please Specify Colors

Siding _____

Shakes _____

Exterior Trim _____

Shutters _____

Inside Woodwork _____

Roof Shingles _____

Include These Options

Interior Wall Finish

Please attach a separate sheet if more space is needed.

**ARBOR HOMES
THANKS YOU
FOR THIS ORDER**

—and wishes you many years
of pleasure in your new
home-to-be!

**400
MILES
FROM
WATERBURY**

Arbor Homes has representatives in cities, towns and villages throughout New England and the Middle Atlantic States. More than likely your local Arbor Homes man is someone you know and respect. He's a local resident, a neighbor and good friend; he has a stake in your community and in the homes he sells.

Arbor Homes are sold and Arbor-erected within a 400-mile radius of our Waterbury, Connecticut plant. Outside this area, home buyers have chosen to erect Arbor Homes either by themselves or by employing local contractors. There are no special problems to ordering Arbor Homes more than 400 miles from Waterbury. Every component is pre-engineered, clearly marked and well packed for shipment. Upon arrival, a set of easy-to-follow plans shows you exactly how to start — and finish — erecting your new home. Arbor Homes fully guarantees both the quality of all home-building materials shipped to you — as well as the quantity. Arbor can provide erection supervision.

If there is no Arbor Homes representative in your community, use this order form to either ask additional questions or order the Arbor Home of your choice. Please remember — your purchase is as fully guaranteed as if you were located just down the road from our plant.



PRIDE **& PRIDE...**

We at Arbor Homes take sincere pleasure in building homes which will house happy families. This we call "builder pride."

It has many bases — knowledge of our craft, good design, constantly improved methods. But the most important basis for this pride is the "home owner pride" we see and hear about very often.

True, after each Arbor Home is built we always have others to occupy our time and thoughts. Yet when an Arbor Home owner writes, phones or stops in to tell us how satisfied he is, our work load becomes easier.

You see, your Arbor Home will stand as an example of our skill and your good judgment.



ARBOR HOMES

LARGEST BUILDER OF
MANUFACTURED HOMES IN THE EAST

VISIT OUR MODEL & SHOWROOMS



As Featured In

